

Leventhorpe Court, Elmhurst Road,
Gosport, Hampshire, PO12 1NX

£175,000



2nd Floor Apartment With Two Bedrooms
Lounge With Balcony
Door Security System & Lifts To All Floors
PVCu Double Glazing
Communal Swimming Pool & Garden Area

Well Presented Accommodation
Modern Kitchen With Window
Modern Bathroom
Garage
Convenient To Stoke Road & Its Facilities

023 9258 5588

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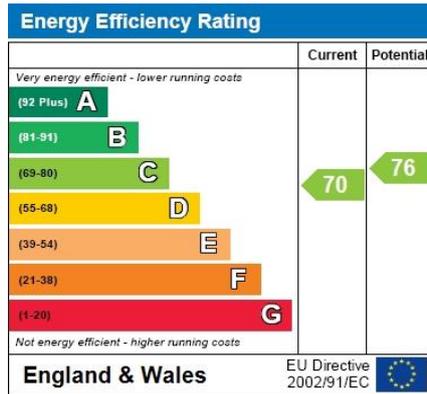
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Second Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Communal Entrance	With lift and stairs to all floors.
Entrance Hall	Door entry phone, coved ceiling, airing cupboard.
Lounge	16'11" (5.16m) x 9'11" (3.02m) PVCu double glazed French doors to balcony, PVCu double glazed window, electric panel radiator, coved ceiling.
Kitchen	8'11" (2.72m) x 7'9" (2.36m) Cream fronted wall and base units with worksurface over, stainless steel sink unit, built in oven and 4 ring electric hob, integrated washing machine, recess for fridge/freezer, PVCu double glazed window, coved ceiling, laminate flooring.
Bedroom 1	12'2" (3.71m) x 9'0" (2.74m) PVCu double glazed window, electric panel heater, coved ceiling.
Bedroom 2	10'3" (3.12m) x 9'10" (3m) PVCu double glazed window, electric panel heater.
Bathroom	White suite of panelled bath with Triton shower over, screen, vanity hand basin, low level W.C. with concealed cistern, chrome heated towel rail, tile splashbacks, ceramic tiled floor, extractor fan.
Garage	In block nearby. Casual parking is also available.
OUTSIDE	Heated swimming pool and communal gardens with lawn and sun bathing area, laundry for the use of the residents.
Tenure	<p>Leasehold. A new 999 year lease from 25th March 2023, no ground rent, current maintenance charge £2918.51</p> <p>Leventhorpe Court have purchased the freehold to the development and each hold a share in a company that owns the freehold.</p> <p>These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.</p>
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Council Tax	Band B.
Property Information	<p>For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk</p> <p>For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk</p>



Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.