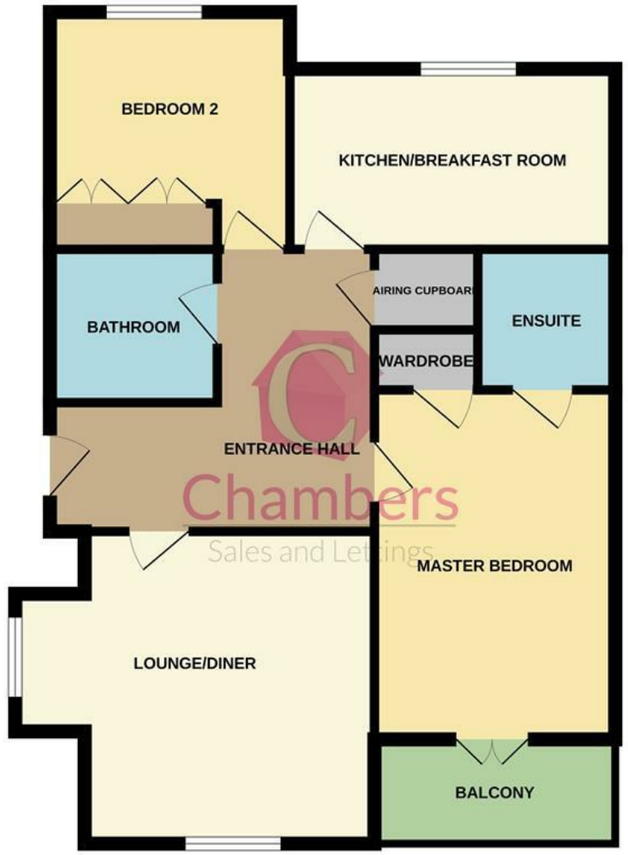
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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12 Hermes Court, Hayling Close Priddys Hard Gosport PO12 4LD

Asking Price £155,000
Leasehold

2 | 2 | 1 | C

A well appointed top floor two bedroom apartment benefitting from En-Suite shower room and balcony to the Master bedroom, with some glimpses of Portsmouth Harbour from the rear of the apartment. The property is offered with vacant possession comes with a covered car parking space and additional communal visitor bays, Lounge, Kitchen, family bathroom and fitted wardrobes to both bedrooms, along with double glazing and storage heating. Book your viewing early to avoid disappointment.

Communal Hallway
Stairs to all floors.

Entrance Hallway
Textured ceiling, access to loft space, access to airing cupboard with hot tank. Doors to:

Lounge
16'7" nar 11'9"x 13'3" nar 6'1" (5.076 nar 3.606x 4.045 nar 1.871)
Textured ceiling, 2 x window to front elevation, feature fireplace with fitted fire, storage heater.

Kitchen
12'1" x 7'6" (3.700 x 2.296)
Textured ceiling, window to rear elevation, fitted wall and base units with work surface over, inset sink with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, built in oven and hob with hood over, tiled flooring.

Bedroom 1
12'9" x 10'5" (3.889 x 3.184)
Textured ceiling, French style doors leading to balcony, built in wardrobes, storage heater.

En-Suite Shower Room
7'2" x 5'5" (2.193 x 1.656)
Textured ceiling, extractor fan, wall mounted heater, W.C, wash hand basin with vanity storage, shower cubicle.

Bedroom 2
10'10" x 9'11" (3.315 x 3.034)
Textured ceiling, window to rear elevation, fitted wardrobes, electric wall mounted heater.

Family Bathroom
6'10" x 5'7" (2.101 x 1.715)
Textured ceiling, extractor fan, wall mounted heater, suite comprising panel bath with mixer tap/shower attachment, W.C, wash hand basin with vanity storage.

Outside

Allocated Parking
A covered allocated parking space.

Visitors Bays
A number of visitors bays are situated in the communal carpark.

Property Information
Leasehold: 999 years from 2000
Ground rent: 225 per annum to be confirmed
Service charge: £2040 per annum to be confirmed
There is no lift to the top floor only staircase access
Construction timber frame under a tiled roof.
Council: Gosport
Council Tax: D
Broadband: According to Ofcom Ultrafast broadband is available, however you must make your own enquiries.
Mobile Coverage: According to Ofcom EE,O2, Three and Vodafone offer Likely or Limited service, however you must make your own enquiries.
Parking: Allocated parking





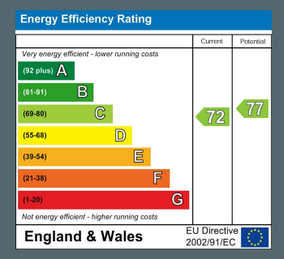


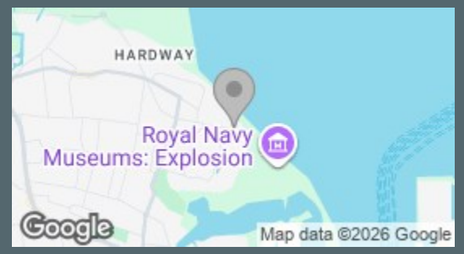












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