

William George Court, 68 High Street,
Lee On The Solent, Hampshire, PO13 9BZ

£175,000



2nd Floor Flat

Spacious Lounge

Conveniently Located For Lee On The
Solent High Street

PVCu Double Glazing

Garage

Two Bedrooms

Kitchen / Dining Area

Short Walk To Sea Front

Electric Heating

New Roof In 2024

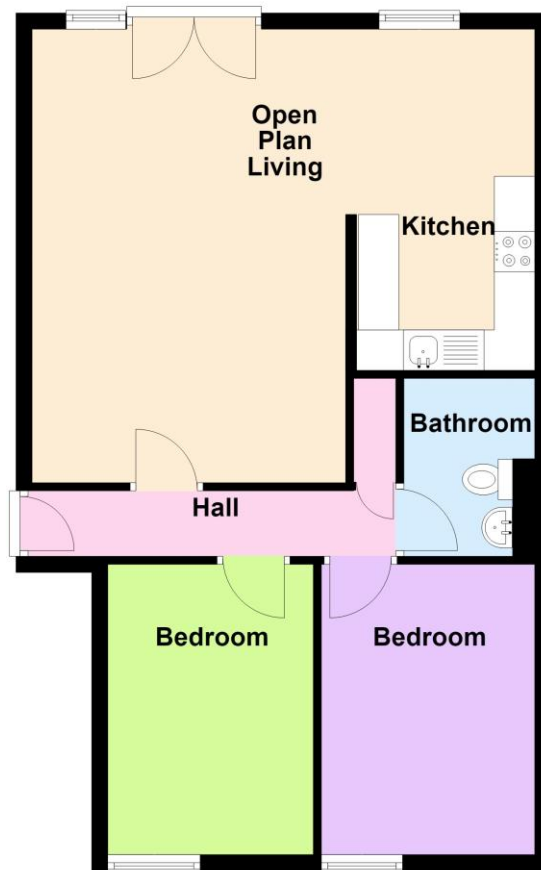
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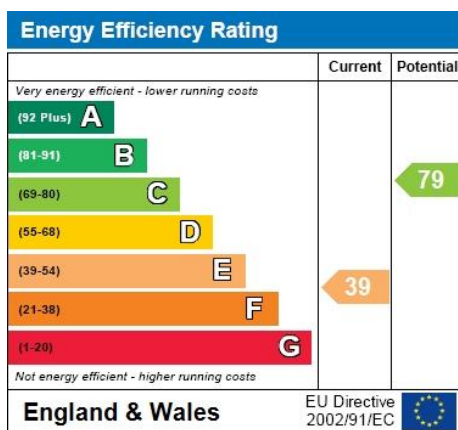
Second Floor



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Communal Entrance	Staircase leading to 2nd floor.
Entrance Hall	Coved ceiling, airing cupboard.
Lounge	18'5" (5.61m) x 12'8" (3.86m) PVCu double glazed French doors with Juliette balcony, electric panel heater, coved ceiling.
Kitchen / Dining Area	13'10" (4.22m) x 7'4" (2.24m) PVCu double glazed window, single drainer stainless steel sink unit, cream fronted wall and base units with worksurface over, plumbing for washing machine and dishwasher, electric cooker point, cooker extractor canopy, space for fridge/freezer, coved ceiling.
Bedroom 1	11'10" (3.61m) x 8'8" (2.64m) PVCu double glazed window, electric panel heater.
Bedroom 2	11'9" (3.58m) x 8'10" (2.69m) PVCu double glazed window, electric panel heater, coved ceiling.
Bathroom	Corner bath with electric shower over, vanity hand basin, tiled walls, coved ceiling, WC with concealed cistern, electric panel heater.
OUTSIDE	
Garage	With cantilever door. Please note there are restrictions for parking in front of the garage.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	Leasehold. Balance of a 999 year lease from 29th September 1971. Current ground rent £0 and maintenance charges £1230 per annum. We understand that the owner has a share of the freehold. 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.
Council Tax	Band B.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk



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.