



3 The Chandlers, Salt Meat Lane, Gosport, PO12 1GF

Asking Price £145,000



The Chandlers | Salt Meat Lane |
Gosport | PO12 1GF
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W&W are delighted to offer for sale this well presented one double bedroom first floor apartment situated in a popular waterside location. The property enjoys an impressively sized open plan kitchen/dining/living room, one double bedroom & modern main bathroom. The property also benefits from permit parking & communal bike/bin stores.

The Chandlers forms part of the historic Royal Clarence Yard Marina development. Situated on the western edge of Portsmouth Harbour, the property is close to Gosport town centre, the passenger ferry for Portsmouth and Gunwharf Quays, and a variety of marina facilities.





Well presented one double bedroom first floor apartment

No chain ahead

Entrance hall with wood effect laminate flooring & built in utility cupboard housing the 'Megaflo' hot water system & providing plumbing for washing machine

Open plan kitchen/dining/living room with Juliette balcony

Modern kitchen boasting integrated oven, hob & under counter fridge with freezer compartment

Main bedroom benefitting from built in wardrobes & Juliette balcony

Modern main bathroom comprising three piece white suite & attractive wall/floor tiling

Communal facilities include resident's permit parking, electric vehicle charging points, communal bike store & bin store

986 Years remaining on the lease

Ground rent charge approx. £175 PA

Service charge approx. £1800 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Electric underfloor heating throughout the property

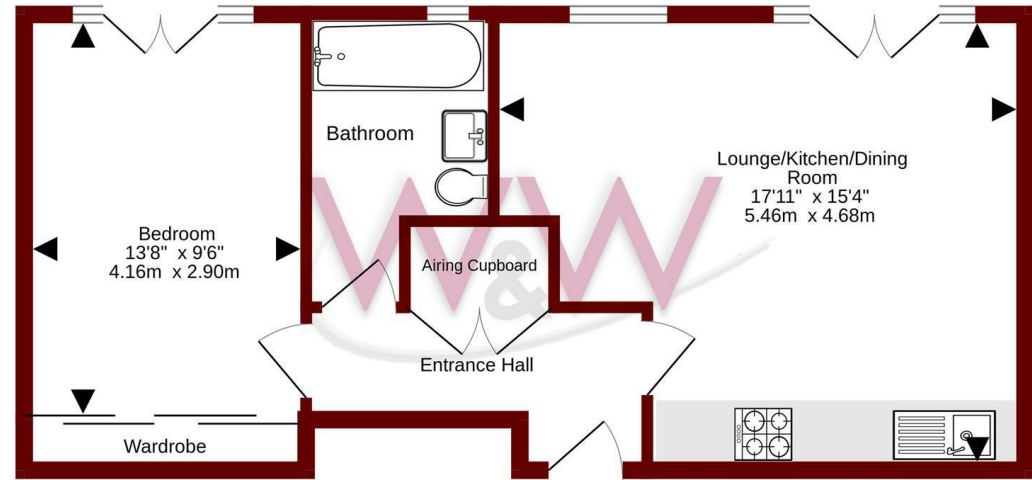
Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 506 sq.ft. (47.0 sq.m.) approx.
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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band - C

Tenure - Leasehold

Current EPC Rating - C

Potential EPC Rating - C

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