

11 Ayling Close, Rowner, Gosport,  
Hampshire, PO13 9SA

£190,000



Ground Floor Flat

Lounge

PVCu Double Glazing

Car Hardstanding

Cul-De-Sac Location

Two Bedrooms

Modern Kitchen & Bathroom

Gas Central Heating

Direct Access to Garden With Lawn & Two Patios

In Our Opinion Ideal First Time Purchase

**023 9258 5588**

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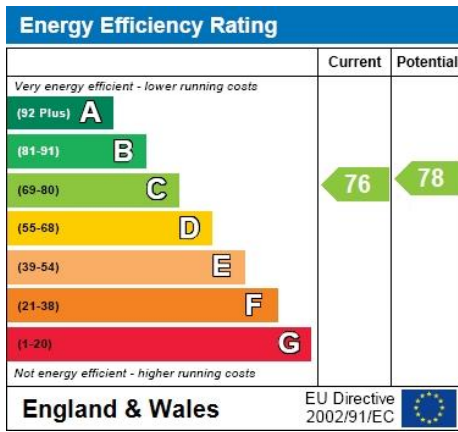
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## Ground Floor



**SELLING YOUR OWN PROPERTY IN GOSPORT?  
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

|                      |   |
|----------------------|---|
| Entrance Hall        | With composite front door and laminate flooring.  |
| Lounge               | 16'0" (4.88m) x 10'11" (3.33m) PVCu double glazed window, radiator, picture rail and storage heater.  |
| Kitchen              | 10'0" (3.05m) x 8'8" (2.64m) 1 ½ bowl stainless steel sink unit, grey fitted wall and base units with work surface over, built in oven and 4 ring gas hob, cooker extractor canopy above, integrated washing machine and fridge/freezer, cupboard with Glow Worm gas central heating boiler, PVCu double glazed window and door to garden.                                |
| Bedroom 1            | 12'5" (3.78m) x 9'10" (3m) Plus Recess, PVCu double glazed window, radiator, built in double cupboard.  |
| Bedroom 2            | 11'11" (3.63m) x 10'1" (3.07m) PVCu double glazed window, radiator, built in cupboard.  |
| Bathroom             | White suite with panelled bath with mixer tap and shower attachment, vanity hand basin and low level W,C, tiled splashbacks, vinyl flooring, PVCu double glazed window.   |
| OUTSIDE              |   |
| Front Garden         | With lawn and concrete path, tarmac parking space.  |
| Rear Garden          | Side pedestrian access, patio, lawn and further patio area to the rear of the garden, 3 store sheds.  |
| Services             | We understand that this property is connected to mains gas, electric, water and sewage.   |
| Tenure               | Leasehold. Balance of a 125 year lease from 24 June 2001. Service and maintenance charges £1,015.10 per year. Ground rent Peppercorn (£0)   |
|                      | 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. |
| Tenure               | Leasehold   |
| Council Tax          | Band A.   |
| Property Information | For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a><br>For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a>  |



Full Energy Performance Certificate  
available upon request

| Appointment                   |       |                 |
|-------------------------------|-------|-----------------|
| Date:                         | Time: | Person Meeting: |
| <a href="#">Viewing Notes</a> |       |                 |

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.