

Whitecliffe Court, Gale Moor Avenue,  
Gomer, Gosport, Hampshire, PO12 2TP

£195,000



Top Floor Apartment

Lounge With Balcony

Separate Bathroom With White Suite &  
Window

Views Of Sultan Playing Fields & Over  
Gomer With Solent & Isle Of Wight In  
Distance

Three Bedrooms

Separate Kitchen

PVCu Double Glazing

One Side Of A Shared Double Garage

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## Ground Floor

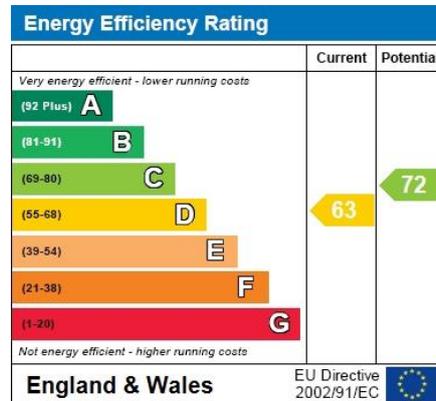


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Communal Entrance	With stairs leading to each floor. The flat is located on the top floor.
Inner Lobby	Which serves 2 properties.
Entrance Hall	2 Electric panel heaters, laminate flooring, storage cupboard, airing cupboard with new immersion.
Lounge	18'10" (5.74m) x 14'4" (4.37m) Electric panel heater, PVCu double glazed French doors giving access to balcony with iron balustrade, coved ceiling.
Kitchen	10'5" (3.18m) x 8'11" (2.72m) Comprising single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring induction hob with cooker extractor canopy over, plumbing for washing machine, space for fridge/freezer, PVCu double glazed window, laminate flooring, pelmet lighting, breakfast bar in front of window, views of Solent in the distance.
Bedroom 1	14'2" (4.32m) x 9'6" (2.9m) PVCu double glazed window, electric panel heater, built in double wardrobe, coved ceiling.
Bedroom 2	10'9" (3.28m) x 7'5" (2.26m) PVCu double glazed window, electric panel heater, built in wardrobe.
Bedroom 3	11'11" (3.63m) x 7'6" (2.29m) PVCu double glazed windows on twin aspect.
Bathroom	White suite of panelled bath with Mira shower over, low level W.C., pedestal hand basin, ceramic tiled floor, tiled walls, electric chrome heated towel rail.
Outside	Residents parking.
Shared Garage	Right hand side of a double 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 189 year lease from 25 March 1976. Current ground rent £40 per annum and maintenance charges £1388.94 per annum, reserve fund £600 per annum.  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.