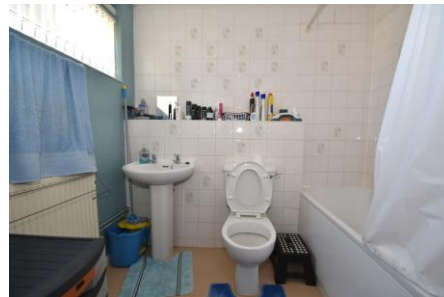


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£115,000



Investment Buyers Only
Spacious Lounge
Separate Kitchen With Window
PVCu Double Glazing

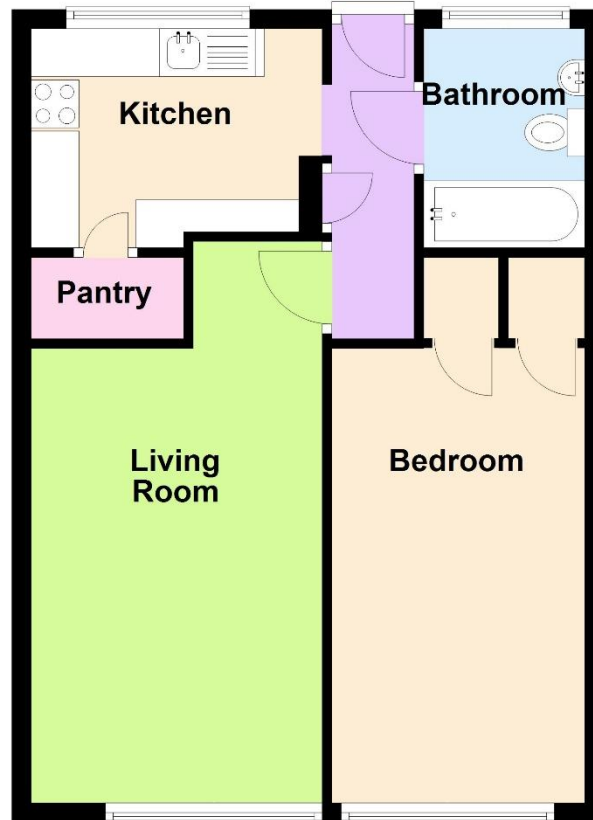
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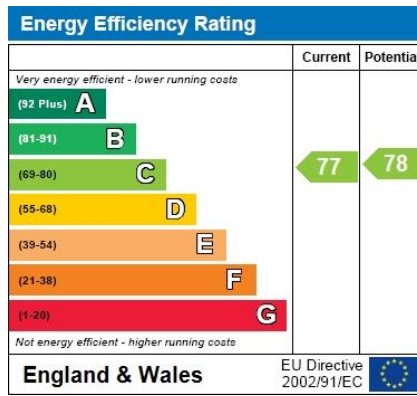
Ground Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

External Staircase	Leading to first floor.
Entrance Hall	PVCu double glazed front door, radiator, cupboard with fuse box.
Lounge	15'4" (4.67m) Plus Recess x 10'0" (3.05m) PVCu double glazed window, 2 radiators.
Kitchen	9'11" (3.02m) x 7'8" (2.34m) Single drainer sink unit, wall and base units with worksurface over, gas cooker point, plumbing for washing machine, space for fridge/freezer, PVCu double glazed window, built in pantry, wall mounted Vaillant gas central heating boiler, radiator, tiled splashbacks.
Bedroom	14'7" (4.45m) x 8'9" (2.67m) PVCu double glazed window, 2 cupboards, radiator.
Bathroom	White suite of panelled bath with separate shower over, pedestal hand basin, low level WC., PVCu double glazed window, radiator, access to loft space.
Outside	Store shed, communal residents garden.
Tenure	<p>Leasehold. Balance of a 125 year lease from 13th June 1983. Current ground rent £10 per year and maintenance charges £409 per year.</p> <p>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.</p>
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Council Tax	Band A.
Property Information	<p>For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk</p> <p>For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk</p>



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.