



£225,000
4 Shannon Court
Gosport, PO12 4LU

PROPERTY SUMMARY

Situated on the first floor, this well-presented apartment enjoys stunning harbour views and is located within the highly sought-after Priddy's Hard development, an area steeped in maritime history. The accommodation comprises a spacious living room, fitted kitchen, two double bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a separate shower room. Further benefits include lift access to all floors within the block, allocated parking, and beautifully maintained communal areas both internally and externally. Priddy's Hard offers a unique blend of historic surroundings and modern living, with waterside walks, local amenities, and excellent transport links all close by. Viewing comes highly recommended.





COMMUNAL ENTRANCE

LIFT & STAIRS TO ALL FLOORS

ENTRANCE HALL

LOUNGE 14' 7" x 11' 2" (4.44m x 3.4m)

KITCHEN 10' 10" x 6' 8" (3.3m x 2.03m)

BEDROOM ONE 15' 4" x 11' 3" (4.67m x 3.43m)

EN-SUITE

BEDROOM TWO 14' 0" x 10' 4" (4.27m x 3.15m)

SHOWER ROOM

AGENTS NOTE Tenure; Leasehold.

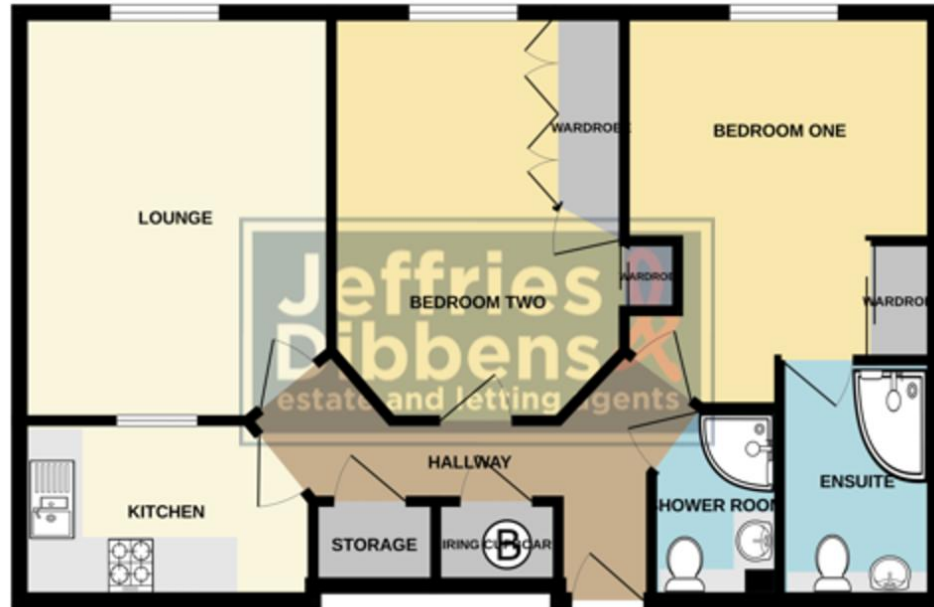
Length of Lease 999 years from 1st June 2000

Service Charge £1800 per annum

Ground Rent £225 per annum



GROUND FLOOR



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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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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