

**Ashurst Court, Gomer,  
Gosport, Hampshire, PO12 2TZ**

**£75,000**



Ground Floor Studio Flat  
Separate Kitchen With Window  
Electric Heating  
Currently Let At £700 pcm

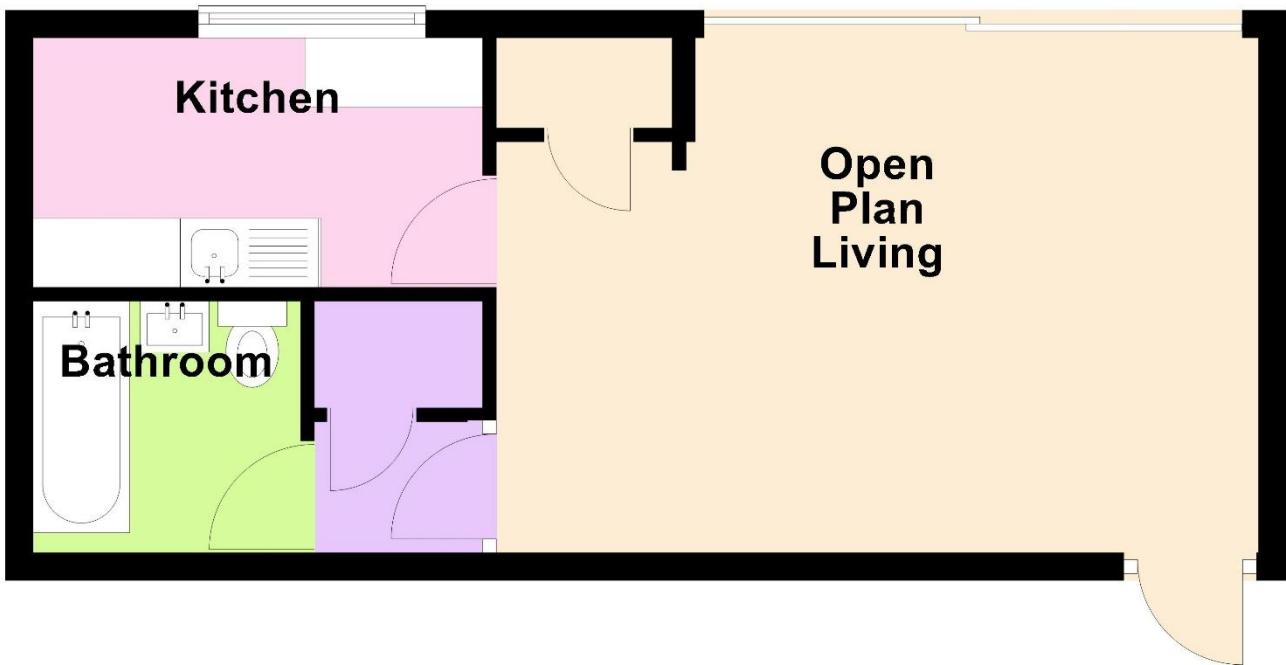
Located Near To Stokes Bay  
Integral Bathroom  
Patio Door To Communal Garden

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE  
Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

To view all our properties visit:  
**[www.GosportProperty.com](http://www.GosportProperty.com)**

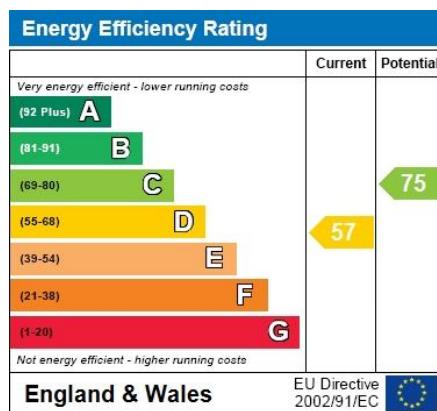
## Ground Floor



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

Studio Living Area	18'2" (5.54m) x 12'5" (3.78m) Aluminium patio door and picture windows, electric panel heater, 2 storage cupboards.
Kitchen	10'8" (3.25m) x 5'11" (1.8m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, electric cooker point, space for fridge/freezer, PVCu double glazed window, plumbing for washing machine, 1/2 tiled walls.
Inner Lobby	Airing cupboard off.
Bathroom	Panelled bath with Triton shower over, pedestal hand basin, low level W.C., tiled splashbacks.
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 99 year lease from 23 <sup>rd</sup> Mrch 1972. Current ground rent £25 per annum and maintenance charges £1829.32 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 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> 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:

## [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.