

Fowey Court, Priddy's Hard,
Gosport, Hampshire, PO12 4LZ

£200,000



Spacious First Floor Apartment

Lounge With Balcony

Family Bathroom

PVCu Double Glazing

Allocated Parking Space

Two Bedrooms

Main Bedroom With En-Suite Shower
Room

Separate Kitchen With Window

Electric Heating

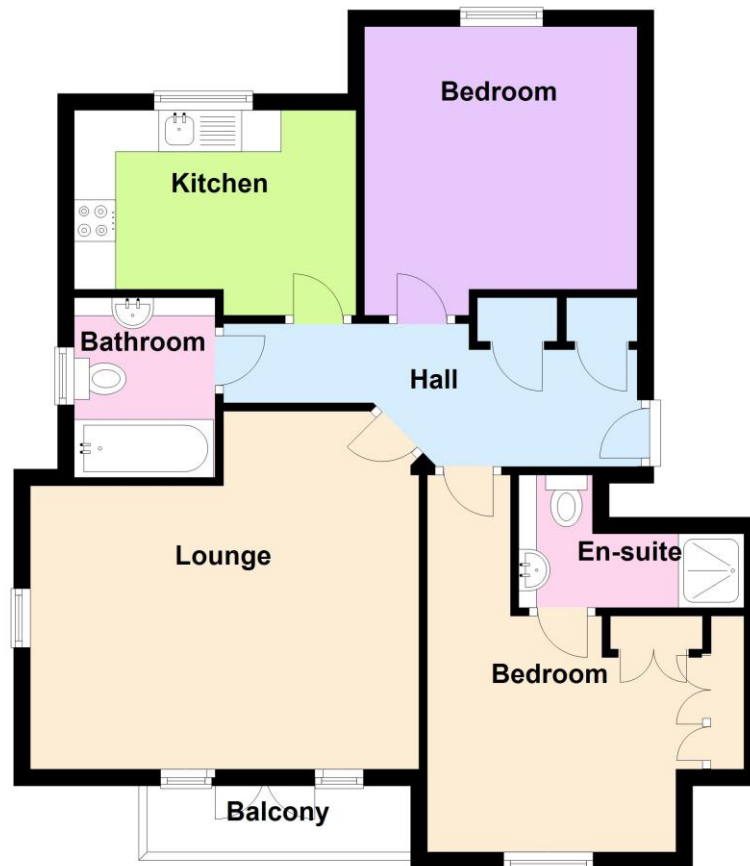
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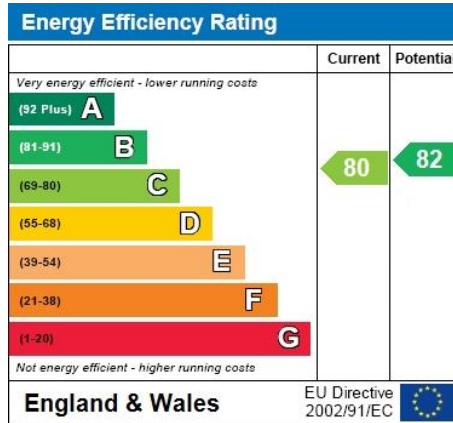
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First Floor



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Communal Entrance	With stairs to each floor, the flat is located on the 1st floor.
Entrance Hall	Storage cupboard, airing cupboard, door entry phone.
Lounge	15'6" (4.72m) x 14'5" (4.39m) Max L Shaped, A twin aspect room with PVCu double glazed window and French doors to balcony with iron balustrade, fitted shutters, 2 electric panel heaters.
Kitchen	11'2" (3.4m) x 8'1" (2.46m) narrowing to 7'0 (2.13m), Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, plumbing for washing machine, recess for fridge/freezer, tiled splashbacks, PVCu double glazed window, skirting heater.
Bedroom 1	10'11" (3.33m) To Wardrobe x 10'5" (3.18m) widening to 15'5 (4.7m), PVCu double glazed window with fitted shutters, electric panel heater, fitted wardrobes.
En-Suite Shower Room	Shower cubicle, vanity hand basin, low level W.C., chrome heated towel rail, wall mounted Dimplex fan heater, aqua panel splashbacks, extractor fan.
Bedroom 2	10'5" (3.18m) Plus Recess x 10'9" (3.28m) PVCu double glazed window, electric panel heater.
Bathroom	Panelled bath with mixer tap and shower attachment, vanity hand basin, low level WC, PVCu double glazed window, tiled splashbacks, wall mounted fan heater, extractor fan.
OUTSIDE	Allocated parking space.
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 999 year lease from 1st June 2000. Current ground rent £225 per annum and maintenance charges £1620 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 D.
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.