


**Cray
House**

GUIDE PRICE

£130,000 - £140,000

Flat 5, Cray House, Stoke Road

Gosport, PO12 1EJ

PROPERTY SUMMARY

A well-presented two-bedroom first-floor apartment, ideally situated within a popular residential area close to a range of local shops, amenities and everyday conveniences. The property offers well-proportioned accommodation comprising an internally fitted kitchen, a good-sized living area, two bedrooms, and a family bathroom. Further benefits include allocated parking within a secure undercover car park, providing both convenience and peace of mind. The property is offered for sale with no forward chain, and no ground is payable, making it an attractive opportunity for first-time buyers, investors or those looking for a low-maintenance home in a convenient location.





COMMUNAL ENTRANCE

ENTRANCE HALL

KITCHEN 10' 5" x 5' 10" (3.19m x 1.79m)

LOUNGE/DINER 15' 7" x 14' 4" (4.75m x 4.37m)

BEDROOM ONE 11' 6" x 11' 3" (3.52m x 3.45m)

BEDROOM TWO 11' 6" x 6' 7" (3.52m x 2.01m)

BATHROOM

OUTSIDE

ALLOCATED PARKING

TENURE

Leasehold

Length of lease 125 years from 1st January 2000

Maintenance and service charges £1,351.80 with a reserve fund of £300.00 in total £1,651.80.

The owners of Cray House own the freehold to the development and each hold a share in a company that owns the freehold.

No Ground rent payable.





LOCAL AUTHORITY
Gosport Borough Council

TENURE
Share of Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

**Jeffries
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