

Wickham Court, Gale Moor Avenue,
Gomer, Gosport, Hampshire, PO12 2TF

£179,995



2nd Floor Apartment

Lounge With Full Width Balcony On Sunny Aspect

Bathroom

Electric Heating

Popular Location Near To Stokes Bay & Stanley Park

Two Bedrooms

Separate Kitchen With Window

PVCu Double Glazing

Single Garage

Close To Bus Routes

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

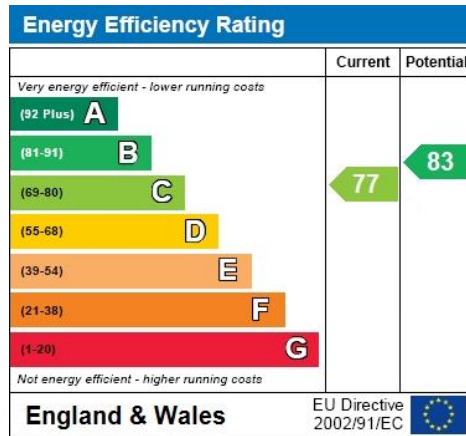
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Communal Entrance	With stairs leading to each floor. The flat is located on the 2nd floor.
Entrance Hall	Glazed inner door to:
Lounge	16'5" (5m) x 13'1" (3.99m) PVCu double glazed sliding patio door and picture windows giving access to full width balcony with sunny aspect looking over Gomer towards The Solent, storage heater.
Kitchen	8'10" (2.69m) x 7'6" (2.29m) Single drainer stainless steel sink unit, wall and base units with worksurface over, recess for fridge/freezer, plumbing for washing machine, electric cooker point, tiled splashbacks, laminate flooring.
Lobby	With storage cupboard.
Bedroom 1	12'9" (3.89m) x 10'10" (3.3m) PVCu double glazed window, storage heater, built in double cupboard.
Bedroom 2	9'11" (3.02m) x 7'7" (2.31m) PVCu double glazed window, storage heater.
Bathroom	White suite of panelled bath with Triton shower over, pedestal hand basin, low level W.C., chrome heated towel rail, PVCu double glazed window, airing cupboard, tiled walls and floor.
OUTSIDE	
Garage	In block nearby.
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 189 year lease from 25th March 1969. Current ground rent £17 per year and maintenance charge £974.22 6 monthly. 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: 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.