

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

£115,000



Top Floor Apartment
Lounge With Patio Door To Balcony
Bathroom With Window
Single Garage In Block Nearby

Two Bedrooms
Separate Kitchen
PVCu Double Glazing
Located Close To Stoke Bay & Stanley Park

Balance Of A 99 Year Lease from 25th
March 1969

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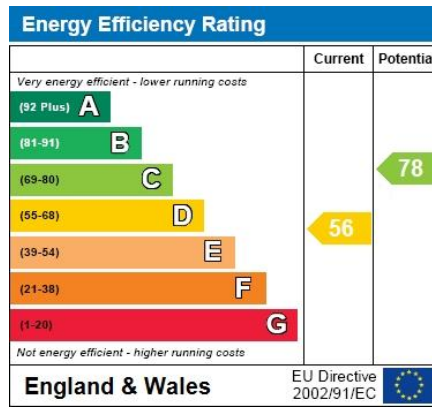
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Third Floor



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Communal Entrance	Staircase leading to each floor. The flat is located on the top floor.
Entrance Hall	Recently fitted new fire door, glazed inner door to:
Lounge	13'1" (3.99m) x 15'9" (4.8m) PVCu double glazed patio door to balcony.
Kitchen	8'10" (2.69m) x 7'6" (2.29m) Single drainer stainless steel sink unit, wall and base units with worksurface over, space for fridge/freezer, plumbing for washing machine, electric cooker point, PVCu double glazed window, tiled splashbacks, built in cupboard.
Inner Hallway	
Bedroom 1	12'9" (3.89m) x 11'1" (3.38m) PVCu double glazed window, built in double cupboard.
Bedroom 2	9'11" (3.02m) x 7'8" (2.34m) PVCu double glazed window.
Bathroom	6'4" (1.93m) x 5'7" (1.7m) Panelled bath with Redring shower over, shower screen, hand basin, W.C., airing cupboard, tiled splashbacks, ceramic tiled floor, PVCu double glazed window.
Garage	Located 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 99 year lease from 25th March 1969. Current ground rent £20 per year and maintenance charge £1956 per year which includes building insurance. 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.