

Seaward Tower, Trinity Green,  
Gosport, Hampshire, PO12 1HQ

£175,000



10th Floor Apartment

Two Bedrooms

Shower Room

Electric Heating

Parking Via Paid Permit

Panoramic Views Of Portsmouth Harbour

Separate Kitchen With Window Facing  
Harbour

PVCu Double Glazing

Two Lifts To Each Floor

Located Close To Town Centre, Ferry  
Terminal & Bus Station

**023 9258 5588**

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

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## Ground Floor



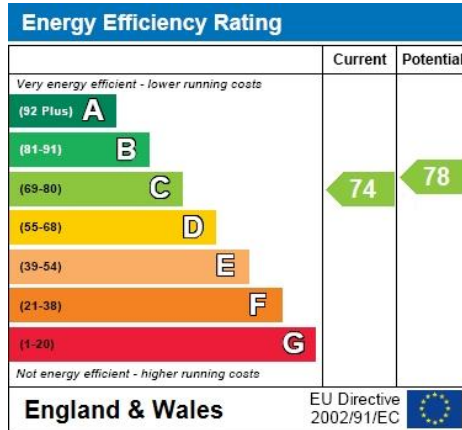
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Communal Entrance	2 Lifts or stairs leading to each floor. The flat is located on the 10th floor.
Entrance Hall	Timber flooring, door entry phone, coved ceiling.
Lounge	19'11" (6.07m) x 10'10" (3.3m) PVCu double glazed window, electric panel heater, storage cupboard, coved ceiling.
Kitchen	9'3" (2.82m) x 8'11" (2.72m) 1½ bowl sink unit, white fronted wall and base units with worksurface over, built in oven and electric hob, plumbing for washing machine, space for fridge, PVCu double glazed window and tiled splashbacks.
Bedroom 1	11'9" (3.58m) To Wardrobe x 8'11" (2.72m) PVCu double glazed window, built in wardrobes with mirror fronted sliding doors, electric panel heater, coved ceiling.
Bedroom 2	10'8" (3.25m) x 10'0" (3.05m) PVCu double glazed window, fitted wardrobes, cupboards.
Shower Room	8'11" (2.72m) x 5'5" (1.65m) Double size shower cubicle, vanity hand basin, low level WC., shelved cupboard, extractor fan, chrome heated towel rail, aqua panel splashbacks to shower area, tiled walls to other walls.
Communal Facilities	
Outside	1st floor patio area, observation area with 360° views at the top of the building, parking via a paid permit system.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	Freehold.
Council Tax	Band C.
Tenure	Leasehold. Balance of a 125 year lease from 13 <sup>th</sup> January 1983. Current ground rent £10 per year and maintenance charges £150 per month which includes £100 per year sinking fund.
Property Information	

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.

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:
<a href="#">Viewing Notes</a>		

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.