

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 Stokes Bay & Stanley Park

Balance Of A 99 Year Lease from 25th  
March 1969

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE  
Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

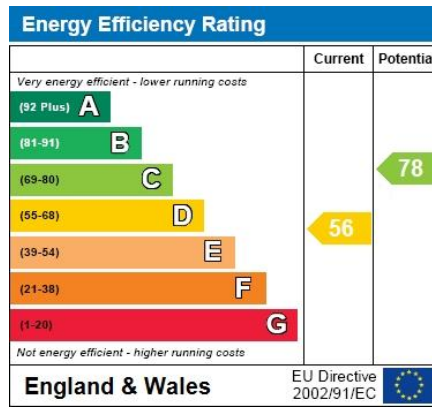
To view all our properties visit:  
[www.GosportProperty.com](http://www.GosportProperty.com)

### Third Floor



**SELLING YOUR OWN PROPERTY IN GOSPORT?  
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

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: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a> For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a>



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.