DIMON Estate Agents

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

£179,995








- 2nd Floor Apartment
- Two Bedrooms
- Lounge With Full Width Balcony On Sunny Aspect
- Separate Kitchen With Window
- Bathroom
- PVCu Double Glazing
- Electric Heating
- Single Garage
- Popular Location Near To Stokes Bay & Stanley Park
- Close To Bus Routes


**023 9258 5588**

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

Email: office@dimon-estate-agents.co.uk



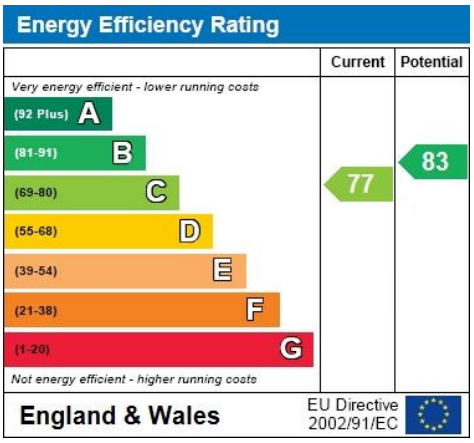







SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 57 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

| | |
|---|---|
| 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.<br><br>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<br>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.