DIMON Estate Agents

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

£150,000








- Top Floor Flat
- Spacious Lounge
- Gas Central Heating
- Garage
- No Forward Chain
- Two Bedrooms
- Separate Kitchen
- Extended Lease
- Conveniently Located For Stokes Bay & Stanley Park

023 9258 5588

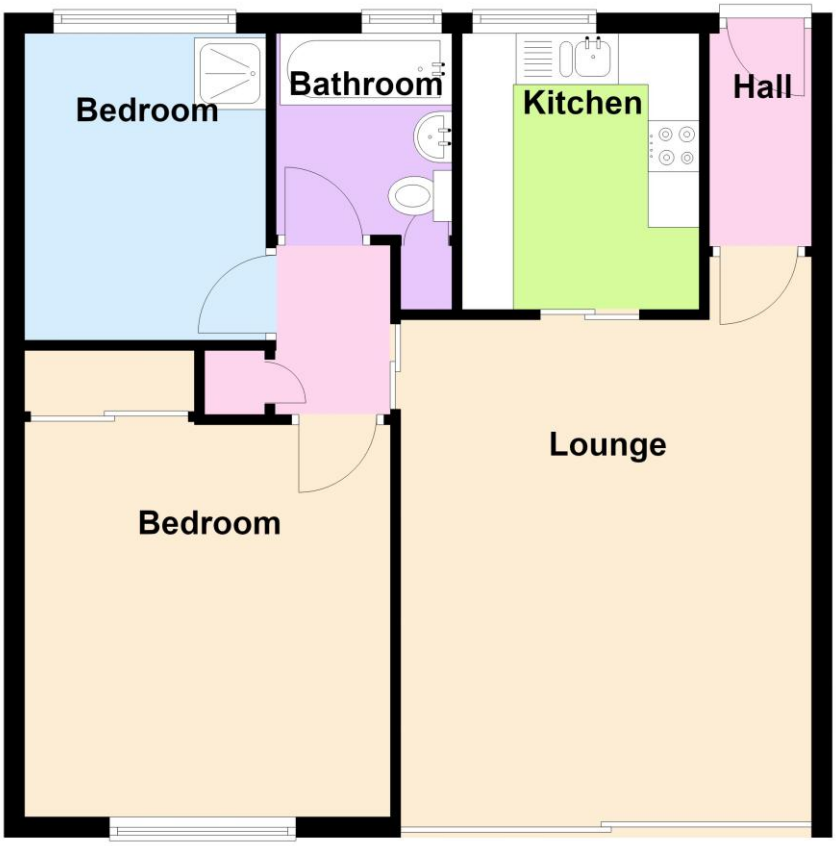
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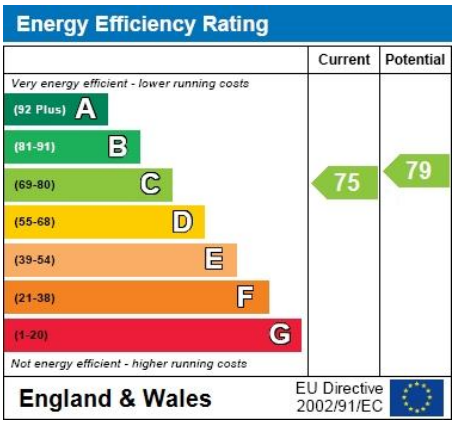
Third Floor





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

Entrance Hall	Composite front door, glazed inner door to:
Lounge	16'5" (5m) x 13'2" (4.01m) Radiator, PVCu double glazed patio door and windows giving access to balcony.
Kitchen	8'10" (2.69m) x 7'6" (2.29m) 1½ bowl enamel sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, recess for fridge/freezer, PVCu double glazed window, tiled splashbacks, plumbing for washing machine, meter cupboard.
Inner Lobby	Storage cupboard.
Bedroom 1	12'9" (3.89m) x 11'1" (3.38m) PVCu double glazed window, radiator, built in double wardrobe.
Bedroom 2	10'0" (3.05m) x 7'8" (2.34m) PVCu double glazed window, radiator.
Bathroom	Panelled bath, pedestal hand basin, W.C., PVCu double glazed window, ½ tiled walls, radiator, cupboard with wall mounted gas central heating boiler.
Garage	In block nearby.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Leasehold. Balance of a 189 year lease from 25th March 1969. Current ground rent £0 and maintenance charges £880.95 ½ yearly which includes building insurance and reserve fund. 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.