

Revenge House, The Anchorage,  
Gosport, Hampshire, PO12 1TE

£135,000



2nd & 3rd Floor Maisonette  
Twin Aspect Lounge / Dining Room  
Dressing Room Off Main Bedroom  
Gas Central Heating  
Of Interest To Buy To Let

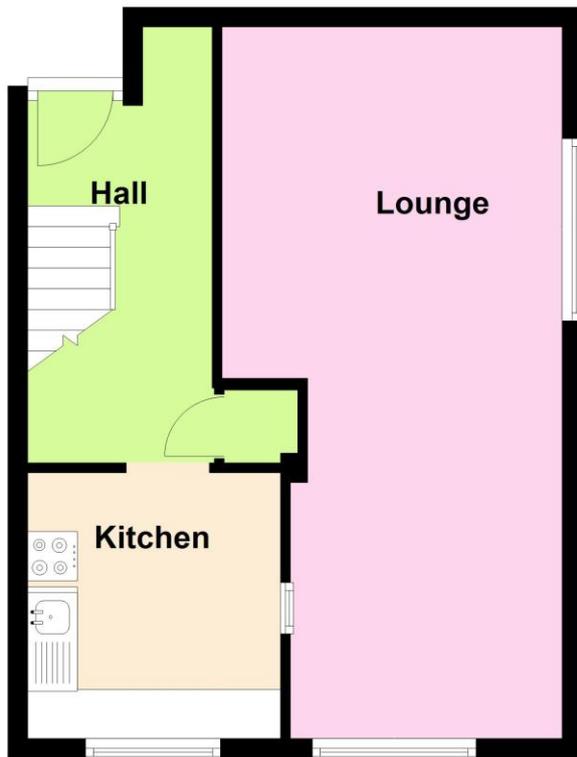
Two Bedrooms  
Separate Kitchen  
PVCu Double Glazing  
Located Near To Shops & Bus Services  
Currently Let At £900 pcm

**023 9258 5588**

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**Second Floor**

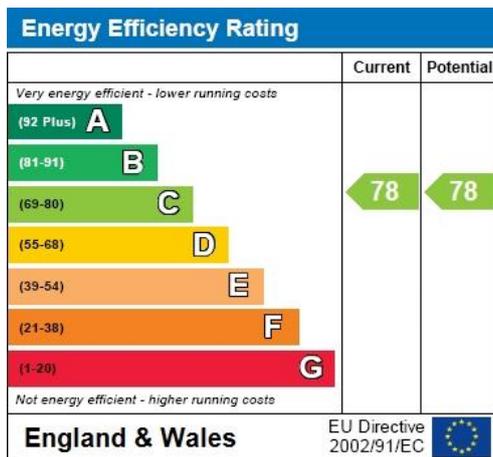


**First Floor**



**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	With stairs to each floor.
Entrnace Hall	Radiator, PVCu double glazed front door, meter cupboard, stairs to first floor, understairs cupboard, further storage cupboard.
Lounge / Dining Room	23'8" (7.21m) x 11'2" (3.4m) narrowing to 8'6" (2.59m), Double radiator, single radiator, 2 PVCu double glazed windows.
Kitchen	8'10" (2.69m) x 8'4" (2.54m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, space for fridge/freezer, plumbing for washing machine, space for dryer, gas cooker point, double radiator, PVCu double glazed window, tiled splashbacks.
<b>ON THE 1ST FLOOR</b>	
Landing	Radiator, cupboard with wall mounted gas central heating boiler with shelving.
Bedroom 1	11'9" (3.58m) x 11'8" (3.56m) PVCu double glazed window, laminate flooring.
Dressing Room Area off	6'1" (1.85m) x 5'8" (1.73m) Radiator, separate door to hallway.
Bedroom 2	10'0" (3.05m) x 9'3" (2.82m) Plus Recess PVCu double glazed window, double radiator, built in double cupboard, laminate flooring.
Bathroom	8'3" (2.51m) x 5'7" (1.7m) Panelled bath with mixer tap and separate shower over, pedestal hand basin, low level WC., double radiator, PVCu double glazed window, ½ tiled walls.
Outside	Residents casual parking, store cupboard, outside drying area.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Leasehold. Balance of a 125 year lease from 6th May 1991. Current ground rent £10 per year and maintenance charges £950.04 per year.  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 B.
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.