

Ledwell Court, Weevil Lane,
Gosport, Hampshire, PO12 1FP

£170,000



2nd Floor Apartment

Two Bedrooms

En-Suite Shower Room To Bedroom One

Electric Heating

No Forward Chain

Lift Or Stairs To Each Floor

Open Plan Living Area

Windows With Double Glazed Inserts

Residents Parking Via Paid Permit Scheme

023 9258 5588

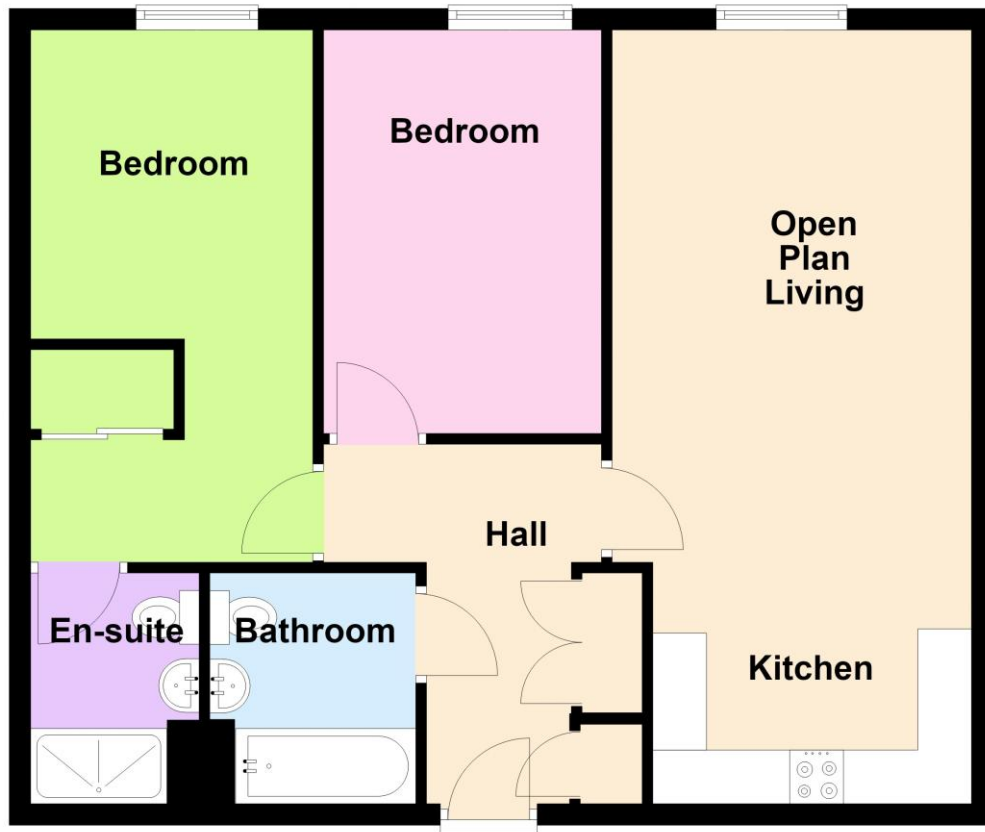
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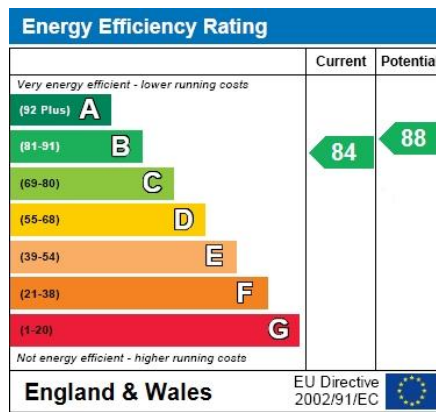
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Second Floor



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Communal Entrance	With lift or stairs to each floor, the flat is located on the 2nd floor.
Entrance Hall	Storage cupboard, airing cupboard with plumbing for washing machine, door entry phone.
Open Plan Living Area	24'5" (7.44m) x 11'9" (3.58m) Double glazed window, electric panel heater,
Kitchen Area	1½ bowl stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy, recess for fridge/freezer, ceramic tiled floor.
Bedroom 1	9'0" (2.74m) x 16'8" (5.08m) narrowing to 11' 3 (3.43m), Double glazed window, electric panel heater, built in wardrobe with mirror fronted sliding doors.
En-Suite Shower Room	Shower cubicle, hand basin, low level W.C., tiled walls and floor, heated towel rail, extractor fan, medicine cabinet.
Bedroom 2	12'10" (3.91m) x 8'9" (2.67m) Double glazed window, electric panel heater.
Bathroom	7'4" (2.24m) x 6'7" (2.01m) Max Panelled bath with mixer tap and shower, hand basin, low level W.C., tiled walls and floor, extractor fan, heated towel rail.
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 999 year lease from 1st January 2002. Current ground rent £200 per annum and maintenance charges £2181.50 per annum. 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 D.
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.