

The Bridgehouse, Weevil Lane,
Gosport, Hampshire, PO12 1GZ

£185,000



Modern First Floor Apartment Located In
The Royal Clarence Yard Conservation
Area

Open Plan Living Area

Large Double Glazed Georgian Style Sash
Windows

Good Size Modern Bathroom

Residents Parking Via Permit

Two Bedrooms

Kitchen / Dining Area With Fitted
Appliances

Generous Storage Cupboards To Hallway
Area

Light & Airy Apartment On Dual Aspect

Gosport Town Centre Nearby With Ferry
Links To Portsmouth

023 9258 5588

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

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

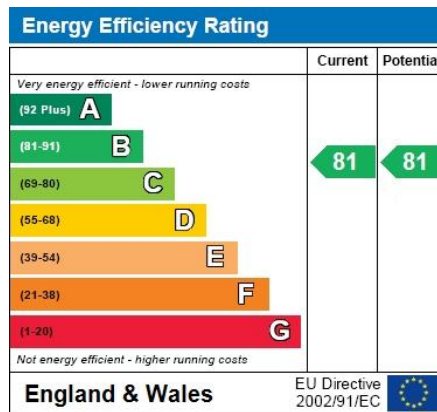
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First Floor



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Communal Entrance	The property is located on the 1st floor.
Entrance Hall	Large airing / storage cupboard with plumbing for washing machine and hot water cylinder, 2 further storage cupboards.
Twin Aspect Open Plan Living Area	20'11" (6.38m) x 10'5" (3.18m) 3 Double glazed sash windows, electric panel heater.
Kitchen Area	Single drainer stainless steel sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, integrated fridge/freezer, extractor fan.
Bedroom 1	10'7" (3.23m) x 10'6" (3.2m) Double glazed sash window, built in double wardrobe, electric panel heater.
Bedroom 2	10'5" (3.18m) x 7'10" (2.39m) Double glazed sash window, electric panel heater.
Bathroom	Panelled bath with mixer tap and shower attachment, pedestal hand basin, W.C. with concealed cistern, chrome heated towel rail, shaver point, tiled splashbacks, extractor fan.
Outside	Residents permit parking, communal bike store.
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 250 year lease from 1st January 2020. Current ground rent £0 and maintenance charges £129.46 per month. 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 C.
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.