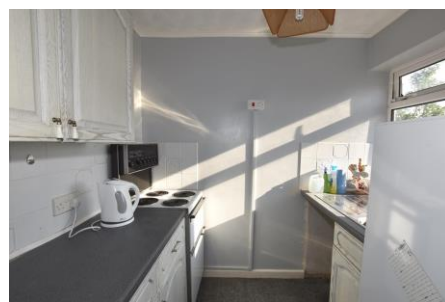


Beaumont Court, Elson Road,
Elson, Gosport, Hampshire, PO12 4AH

OFFERS IN EXCESS
OF £100,000



Top Floor Flat

Separate Kitchen With Window

Some Double Glazing

No Forward Chain

One Bedroom

Spacious Bathroom With Windows On
Twin Aspect

Electric Heating

023 9258 5588

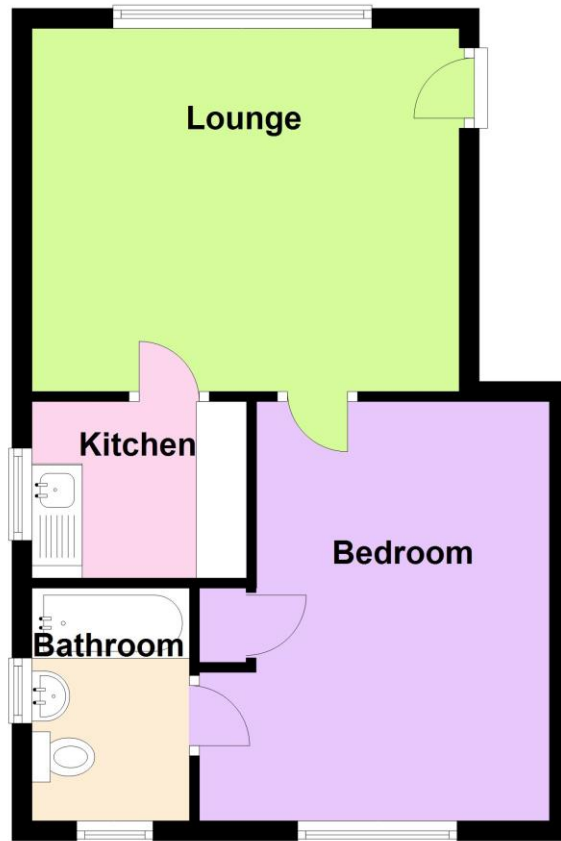
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

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

To view all our properties visit:

www.GosportProperty.com

Second Floor



SELLING YOUR OWN PROPERTY IN GOSPORT?

**WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 53 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Communal Staircase

The flat is located on the 2nd floor.

Lounge

13'10" (4.22m) x 11'10" (3.61m) Storage heater, meter cupboard, coved ceiling.

Kitchen off

6'11" (2.11m) x 5'8" (1.73m) Single drainer sink unit, wall and base cupboards, gas cooker point, space for fridge/freezer, plumbing for washing machine, PVCu double glazed window, tiled splashbacks.

Bedroom

13'9" (4.19m) x 11'5" (3.48m) Storage heater, airing cupboard, coved ceiling.

Bathroom

Panelled bath with Triton shower over, pedestal hand basin, low level W.C., 2 PVCu double glazed windows, 1/2 tiled walls, fully tiled to bath area, coved ceiling.

Tenure

Leasehold. Balance of a 99 year lease from 24th June 1969. Current maintenance charges £775.42 per annum which includes the building insurance, no ground rent.

We understand the freehold is owned by Beaumont Court Ltd for which the owners have a share in this company.

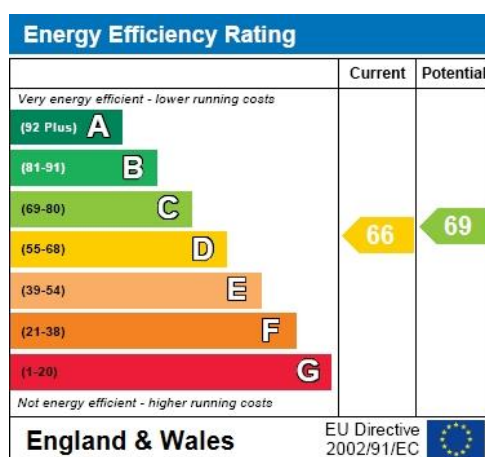
These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.

Council Tax

Band A.

Agents Note

We have been advised by Solent Property Lawyers, that the costs involved to extend the lease for this property would be approx £1000-£1500.



Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
<div>Viewing Notes</div>		

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 you legal representative to confirm this information before exchanging contracts.