

Marchwood Court, Gomer,
Gosport, Hampshire, PO12 2UB

£190,000



2nd Floor Apartment With Spacious Rooms

Lounge With Balcony

Electric Heating

Located Near To Stanley Park & Stokes Bay

Extended Lease

Two Bedrooms

PVCu Double Glazing

One Side Of Shared Double Garage

No Forward Chain

Easy Reach Of Bus Stops

023 9258 5588

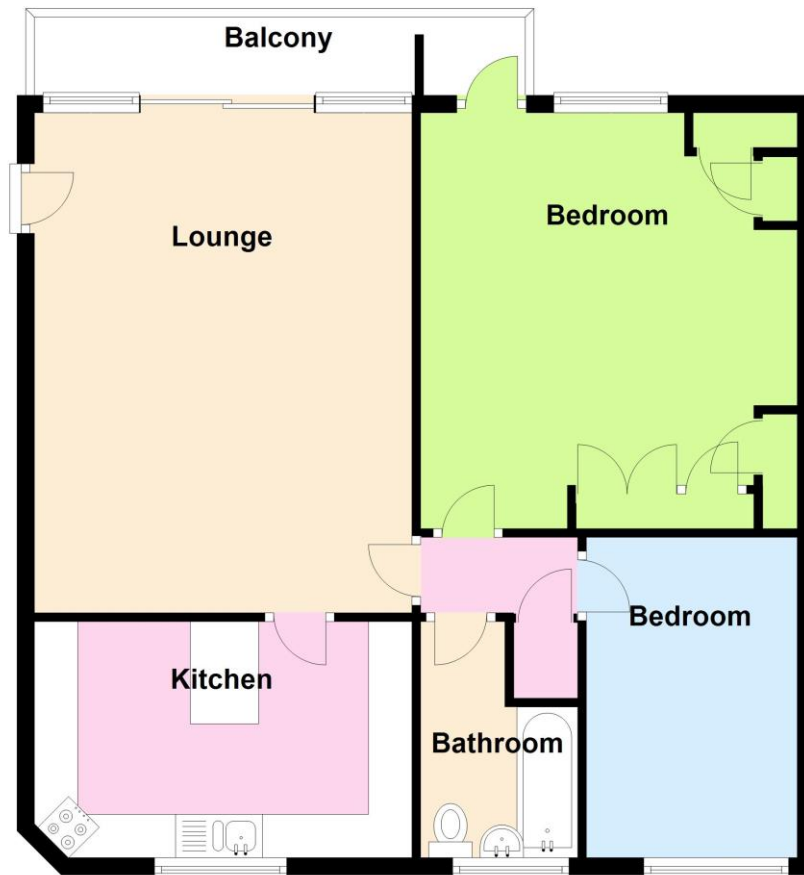
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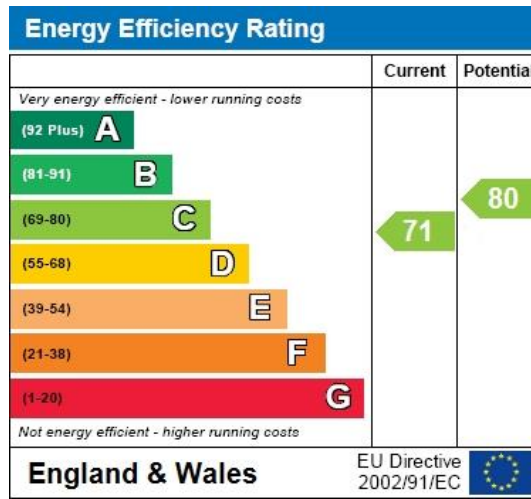
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Second Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Lounge	19'3" (5.87m) x 14'3" (4.34m) PVCu double glazed patio door with picture windows giving access to balcony, storage heater, electric panel heater, coved ceiling.
Kitchen	14'2" (4.32m) x 8'10" (2.69m) 1 1/2 bowl stainless steel sink unit, wall and base units with worksurface over, built in oven and hob with extractor canopy over, plumbing for washing machine, space for fridge/freezer, PVCu double glazed window, ceramic tiled floor, tiled splashbacks, breakfast bar.
Inner Lobby	With airing cupboard.
Bedroom 1	15'8" (4.78m) x 14'3" (4.34m) PVCu double glazed window and door to balcony, fitted wardrobes, bedside tables and dressing table, coved ceiling, electric panel heater.
Bedroom 2	11'11" (3.63m) x 8'0" (2.44m) PVCu double glazed window, electric panel heater.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, Mira shower over, pedestal hand basin, low level W.C., PVCu double glazed window, tiled splashbacks, electric towel rail.
OUTSIDE	
Garage	Left hand side of a shared double garage.
Tenure	Leasehold. Balance of a 189 year lease from 25th March 1972. Current ground rent £25 maintenance charges £2173.44 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.



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 you legal representative to confirm this information before exchanging contracts.