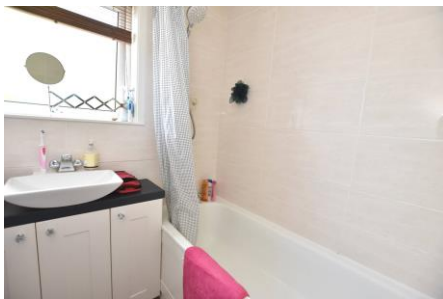


Widgeon Close, Hardway,  
Gosport, Hampshire, PO12 4JG

£127,000



Top Floor Flat

Lounge

Kitchen With Window

PVCu Double Glazing

In Our Opinion, A Spacious Flat

Two Bedrooms

Separate Dining Room

Modern Bathroom & Separate W.C

Gas Central Heating

**023 9258 5588**

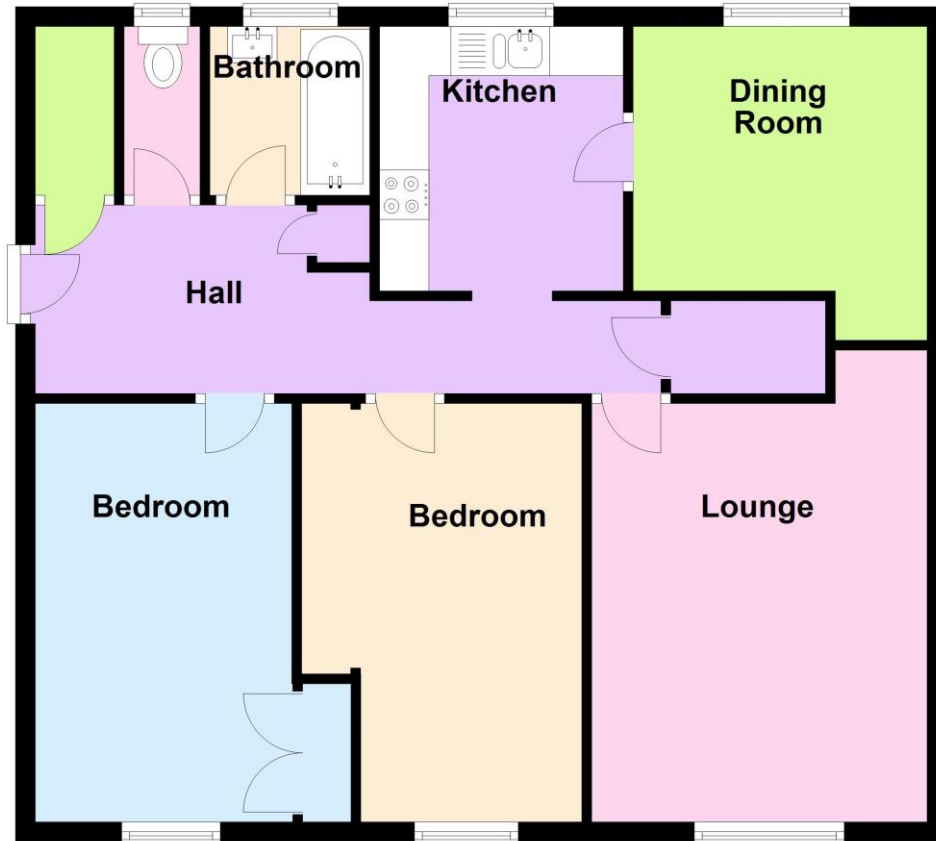
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

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## Second Floor



**SELLING YOUR OWN PROPERTY IN GOSPORT?  
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 51 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Gate with door entry system, stairs leading to each floor, the flat is located on the 3rd floor.

Entrance Hall

Front door with glazed panel, 2 storage cupboards, meter and storage cupboard with wall mounted gas central heating boiler, access to loft space, radiator.

Lounge

15'0" (4.57m) x 11'2" (3.4m) PVCu double glazed window, window seat, radiator.

Kitchen

8'8" (2.64m) x 8'7" (2.62m) Single drainer sink unit, wall and base units with worksurface over, space for fridge/freezer, plumbing for washing machine, electric cooker point, PVCu double glazed window, tiled splashbacks, door to:

Dining Room

8'9" (2.67m) x 9'9" (2.97m) Plus Recess, PVCu double glazed window, radiator.

Bedroom 1

13'11" (4.24m) x 7'4" (2.24m) PVCu double glazed window, cupboard recesses, radiator.

Bedroom 2

13'10" (4.22m) x 8'6" (2.59m) PVCu double glazed window, built in double cupboard, fitted cupboards and bridging unit over bed recess, radiator.

Bathroom

White suite of panelled bath with shower over, vanity hand basin with cupboard under, PVCu double glazed window, radiator, tiled walls.

Separate W.C.

With W.C. with concealed cistern, PVCu double glazed window.

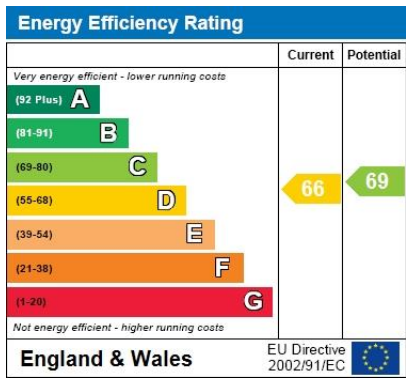
OUTSIDE

Store cupboard. We understand there is a parking space that goes with the property which is allocated by the management company.

Tenure

Leasehold 999 year lease from 1<sup>st</sup> January 1999. Ground rent peppercorn (£0), maintenance charges £800 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.



Full Energy Performance Certificate  
available upon request

| Appointment  |       |                 |
|--|-------|-----------------|
| Date:  | Time: | Person Meeting: |
| <a href="#" style="color: #00bcd4; text-decoration: none;">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 you legal representative to confirm this information before exchanging contracts.