

Forton Lodge, 34a Forton Road,
Gosport, Hampshire, PO12 4TN

£160,000



First Floor Apartment

Lounge With Corner Balcony

Bathroom With White Suite

Electric Heating

Residents Lift

Two Bedrooms

Separate Kitchen With Window

PVCu Double Glazing

Allocated Parking Space

In Our Opinion, A Well Presented Home

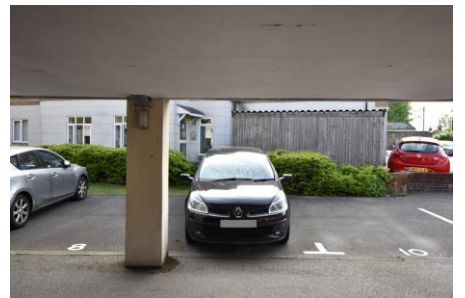
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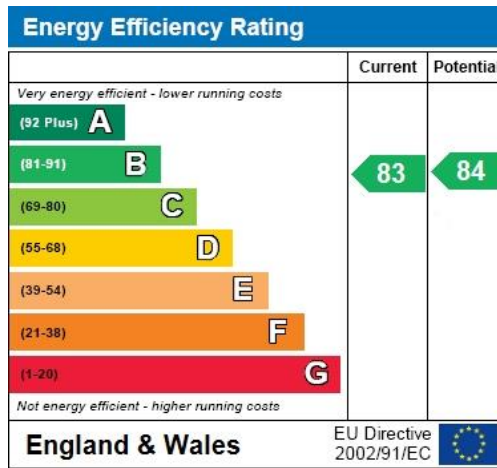
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First Floor



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

Communal Entrance Hall	With lift or stairs to each floor. The flat is located on the 1st floor.
Entrance Hall	Storage heater, airing cupboard, door entry phone, coved ceiling.
Lounge	14'7" (4.45m) x 9'8" (2.95m) Storage heater, coved ceiling, twin aspect room with PVCu double glazed windows and door to corner balcony with iron balustrade.
Kitchen	10'8" (3.25m) x 5'11" (1.8m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, plumbing for washing machine, space for dryer, PVCu double glazed window, ceramic tiled floor, tiled splashbacks, integrated fridge/freezer, coved ceiling, electric panel heater.
Bedroom 1	12'8" (3.86m) x 8'3" (2.51m) PVCu double glazed window, built in wardrobe, coved ceiling, electric panel heater.
Bedroom 2	14'7" (4.45m) x 7'1" (2.16m) PVCu double glazed window, electric panel heater, built in triple wardrobe, coved ceiling.
Bathroom	White suite of panelled bath, pedestal hand basin, low level W.C., separate shower over bath, tiled walls, ceramic tiled floor, coved ceiling, Dimplex fan heater, extractor fan.
Outside	Allocated parking space.
Tenure	Leasehold. Balance of a 125 year lease from 1st January 2003. Current ground rent - none. Maintenance charges £121.77 per month (£1461.24 per year) which includes water, sewage and building insurance. 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.