

Presidents Court, Heritage Way, Priddy`s Hard, Gosport, £164,950
Hampshire, PO12 4FG



Second Floor Apartment

Lounge/Dining Room

Main Bathroom

Balcony

Allocated Parking Space Within Carport

Two Bedrooms

Main Bedroom With En-Suite Shower Room

12`3" x 7`6" Kitchen

PVCu Double Glazing & Electric Heating

Of Interest To Investors The Current Tenant Wishes to Remain, Currently Paying A Rent Of £650 PCM

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FLOOR PLAN TO FOLLOW

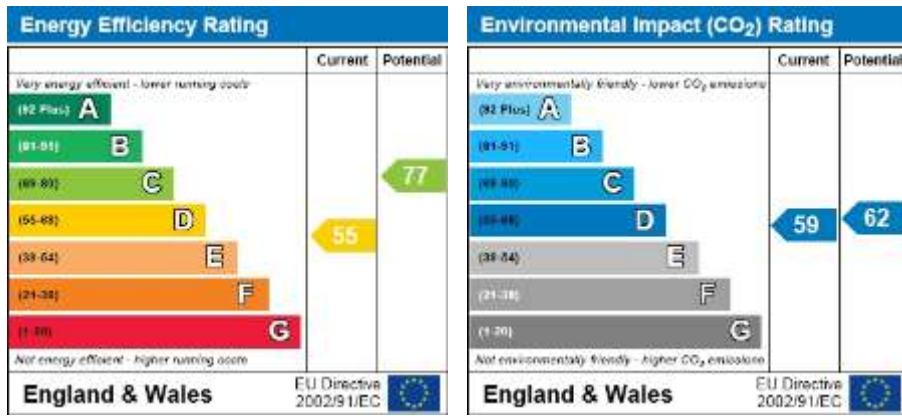


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Communal Entrance Hall	With stairs leading to each floor.
Entrance Hall	With door security phone, storage heater, airing cupboard, storage cupboard and access to loft space.
Lounge/Dining Room	19'2" (5.84m) x 10'6" (3.2m) Narrowing To 7'9" (2.36 m) PVCu double glazed french doors to balcony with iron balustrade, fireplace with electric fire, storage heater.
Kitchen	12'3" (3.73m) x 7'6" (2.29m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built-in oven, plumbing for washing machine and dishwasher, extractor fan, tiled splashbacks, PVCu double glazed window, ceramic tiled floor, space for fridge/freezer.
Bedroom 1	13'2" (4.01m) x 11'6" (3.51m) Max, Into Recess, PVCu double glazed window, storage heater.
En-Suite Shower Room	White suite of shower cubicle, vanity hand basin with cupboard under, low level WC, PVCu double glazed window, tiled splashbacks, wall mounted fan heater, heated towel rail.
Bedroom 2	10'3" (3.12m) x 9'9" (2.97m) PVCu double glazed window, electric panel heater.
Family Bathroom	White suite of panelled bath with mixer tap and shower attachment, vanity hand basin with cupboard under, low level WC, tiled splashbacks, extractor fan, wall mounted fan heater.
OUTSIDE	Allocated parking space within carport.
Tenure	Leasehold. Balance of a 999 year lease from 1st June 2000, current ground rent and current maintenance charge awaited from the owners. 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.

Directions

From the A32 by Fort Brockhurst proceed into Elson along Elson Road. At the traffic lights turn right into Heritage Way proceeding through the next set of traffic lights, at the 2nd turning on the left in Vanguard Road. Presidents Court is located on the left hand corner.



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.