

Homefort House, Stoke Road,
Gosport, Hampshire, PO12 1QG

£84,950



Ground Floor Location

One Bedroom With Built In Wardrobe

Shower Room

PVCu Double Glazing

No Forward Chain

Near To Main Entrance And Car Park
Entrance

Lounge With Door Access To Communal
Garden

Electric Heating

Residents Lounge And Laundry Room

023 9258 5588

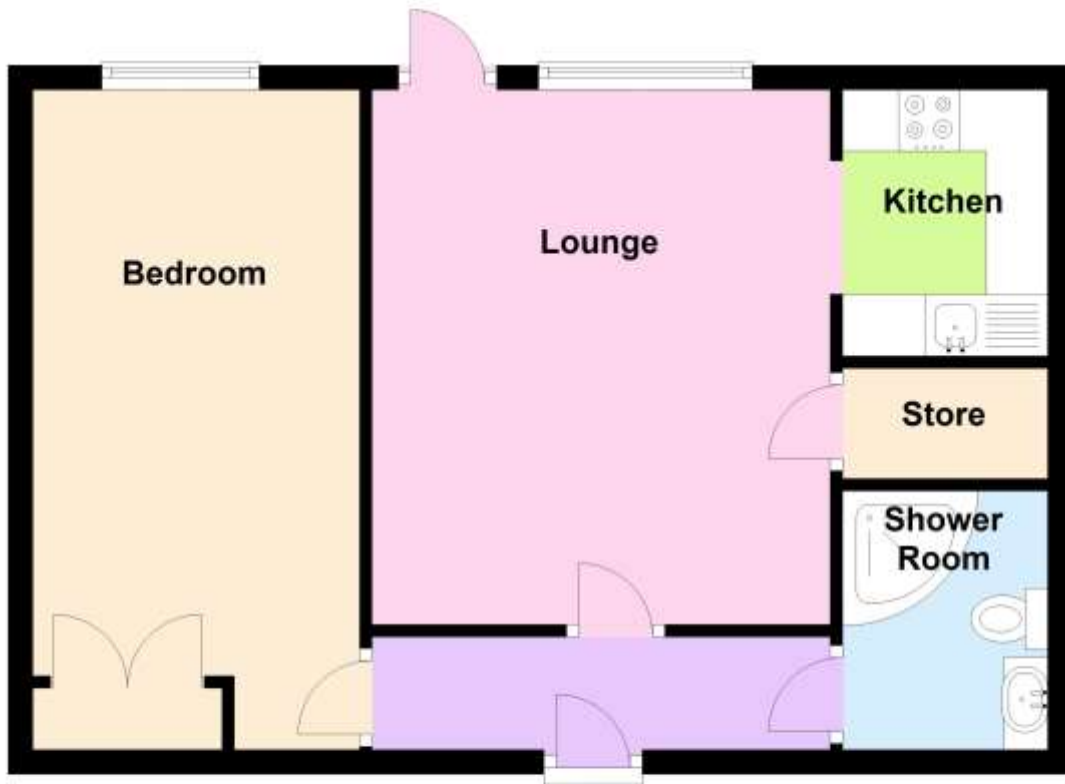
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Ground Floor



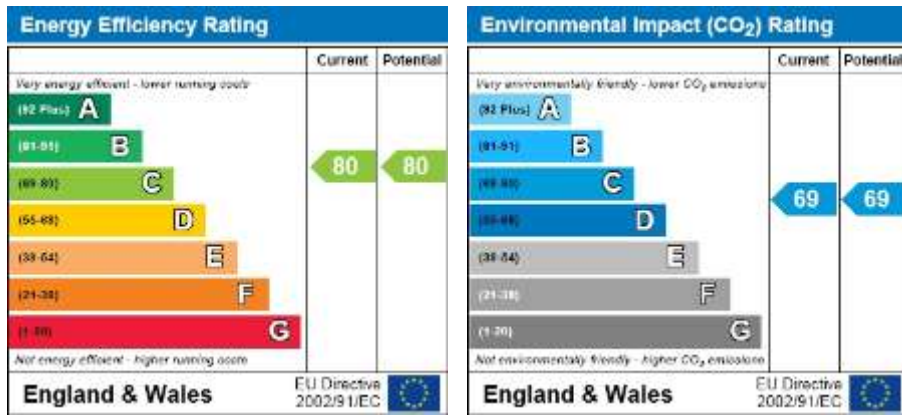
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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Communal Entrance Hall	Door entry system.
Entrance Hall	With emergency call panel incorporating door entry system, electric panel heater.
Lounge	14'4" (4.37m) x 12'2" (3.71m) PVCu double glazed window and door to communal garden, storage heater, 2 wall lights, storage cupboard incorporating hot water tank and meters, emergency assistance pull cord, archway to:
Kitchen	7'2" (2.18m) x 5'6" (1.68m) 1½ bowl sink unit, selection of wall and base units with worksurface over, 2 glazed display wall units, space for fridge/freezer, built-in electric cooker and hob, tiled splashbacks.
Bedroom	17'8" (5.38m) Max x 8'9" (2.67m) PVCu double glazed window, storage heater, built-in double wardrobe, 2 wall lights, emergency assistance call button.
Shower Room	Tiled shower cubicle with Triton shower, low level close coupled W.C., vanity hand basin with cupboard under, tiled walls, extractor fan, wall mounted electric fan heater, emergency assistance button inside wall panel.
Outside	Communal landscaped garden area, car parking.
Residents Facilities	Lift to all floors, residents lounge, laundry room, 2 guest suites.
Tenure	Leasehold. Balance of a 99 year lease from 1st September 1985 current ground rent and current maintenance charge awaited from the owner. We believe there is a 1% charge made when the property is sold paid by the seller at the time. 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 our office proceed out of Gosport along Stoke Road, where Homefort House will be found on the right hand side just before St Andrews Road.



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.