

Hammond Court, South Street, Gosport,  
Hampshire, PO12 1EY

£110,000



Fourth Floor Apartment  
Lounge  
Glimpses Of Portsmouth Harbour

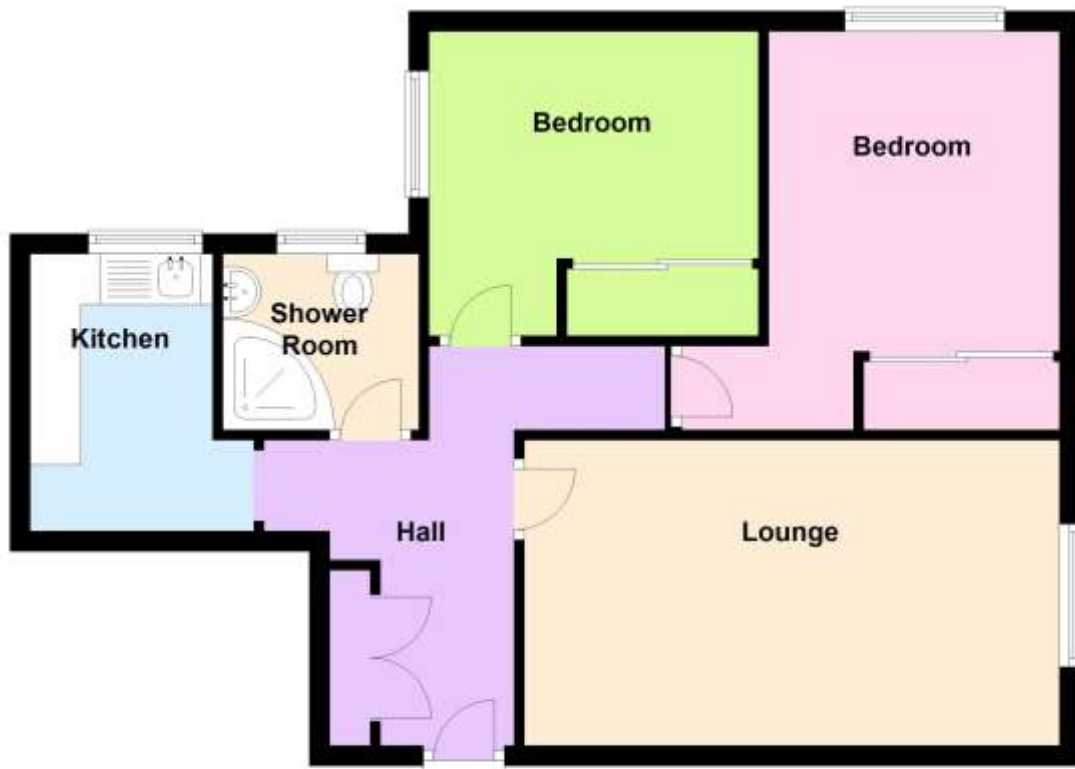
Two Bedrooms  
Residents Lift  
No Forward Chain

**023 9258 5588**

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## 4th Floor Flat

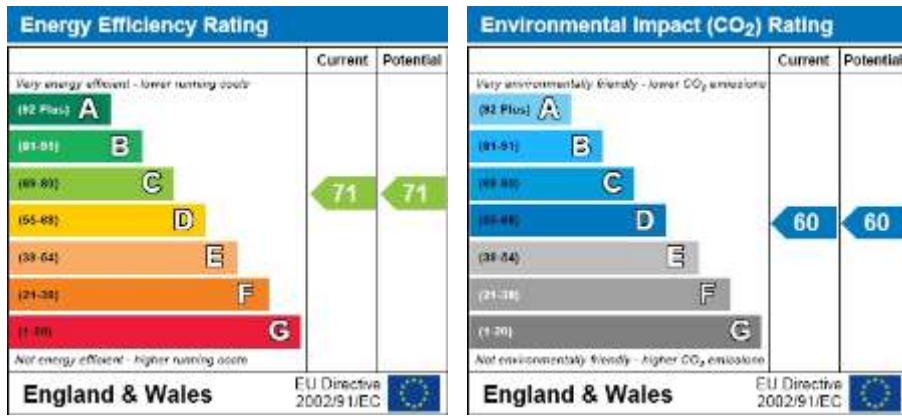


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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Communal Entrance	Door security system with lift and stairs to each floor.
Entrance Hall	Door security phone, storage heater, electric meter cupboard.
Lounge	17'1" (5.21m) x 9'9" (2.97m) PVCu double glazed window with harbour views, storage heater, 2 ceiling lights.
Kitchen	5'9" (1.75m) x 8'9" (2.67m) Wall and base units with worksurface over, tiled splashbacks, single drainer stainless steel sink unit, space for fridge/freezer and washing machine, PVCu double glazed window with harbour views.
Bedroom 1	9'4" (2.84m) x 10'9" (3.28m) To Wardrobe, With storage heater, built-in mirror fronted double wardrobe, built-in mirrored and lighted bed headboard unit, PVCu double glazed window and views of the harbour.
Bedroom 2	10'6" (3.2m) x 7'8" (2.34m) To Wardrobe, Mirror fronted triple wardrobe, storage heater, PVCu double glazed window.
Modern Shower Room	Corner shower cubicle with Mira shower, hand basin, low level WC, mirrored unit, towel rail, PVCu double glazed window.
Tenure	<p>Leasehold. Balance of a 125 year lease from 25th October 1985, current ground rent and current maintenance charges awaited from the owner.</p> <p>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.</p>

### Directions

From our office proceed towards the Town Centre, turn immediately right into Shaftesbury Road. At the T junction turn left into South Street, at the roundabout proceed straight ahead. Turn right into Haslar Road and immediately left into Trinity Green, continue to the next turning left, where the car park will be found in front of Hammond Court.



Full Energy Performance Certificate available upon request

Appointment		
Date:	Time:	Person Meeting:
<a href="#">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 your legal representative to confirm this information before exchanging contracts.