

Gomer Court, Gomer, Gosport, Hampshire, PO12 2SE    £159,950



Second Floor Apartment  
Lounge With Balcony  
Separate Kitchen  
Single Garage In Block

Two Bedrooms  
PVCu Double Glazing  
Bathroom With White Suite  
Popular Location Near To Stanley Park  
And Stokes Bay

**023 9258 5588**

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FLOOR PLAN TO FOLLOW

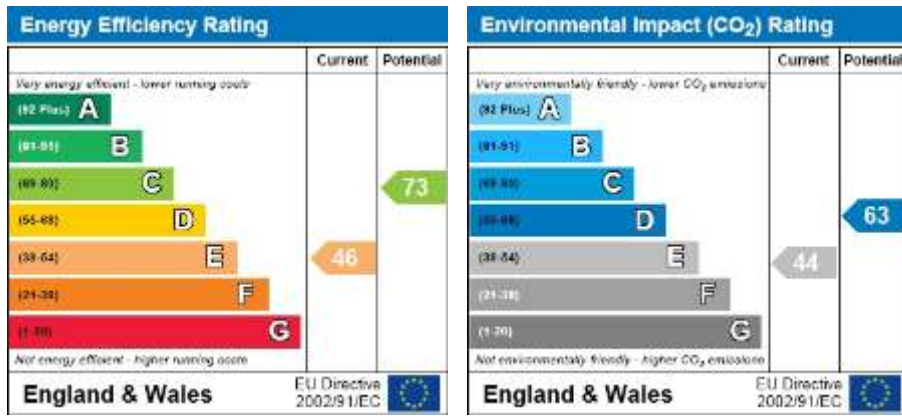
**SELLING YOUR OWN PROPERTY IN GOSPORT?**

**WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 49 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Communal Entrance	With stairs to each floor, the flat is located on the 2nd floor.
Entrance Hall	
Lounge	15'10" (4.83m) x 13'1" (3.99m) With PVCu double glazed sliding patio door giving access to balcony with balustrade, 3 wall lights, electric radiator.
Kitchen	9'2" (2.79m) x 6'3" (1.91m) Single drainer stainless steel sink unit, wall and base units with worksurface over, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, cooker extractor canopy, PVCu double glazed window.
Rear Lobby	With storage cupboard.
Bedroom 1	12'10" (3.91m) x 10'10" (3.3m) PVCu double glazed window, double cupboard.
Bedroom 2	9'9" (2.97m) x 7'10" (2.39m) PVCu double glazed window.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, separate shower over, pedestal hand basin, low level WC, PVCu double glazed window, tiled walls, airing cupboard, electric heated towel rail, wall mounted fan heater.
Garage	Located in block nearby.
Tenure	Leasehold. Balance of a 189 year lease from 25th March 1965, current maintenance charge £1045.00 per year which includes 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.

### Directions

From our office proceed out of Gosport along Stoke Road and around the one way system following the road as it forks to the left into Bury Road. Proceed through the traffic lights and at the roundabout take the 1st exit into Gomer Lane. Take the 2nd turning right into Broadsands Drive, where Gomer Court will be found immediately on the right hand side with access to the flat being located at the rear.



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.