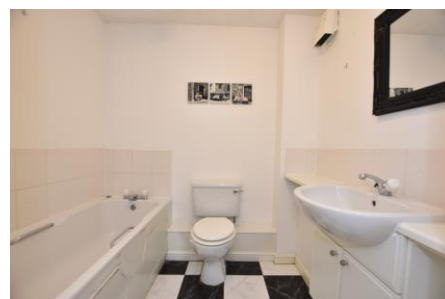


Marlbrough Court, Heritage Way,
Priddy`s Hard, Gosport, Hampshire, PO12 4GU

£170,000



Ground Floor Apartment

En-Suite Shower Room To Bedroom 1

Separate Kitchen

Allocated Parking Space

PVCu Double Glazing

Two Bedrooms

Family Bathroom

Lounge / Dining Room

Electric Heating

Of Interest To Buy To Let Purchasers

023 9258 5588

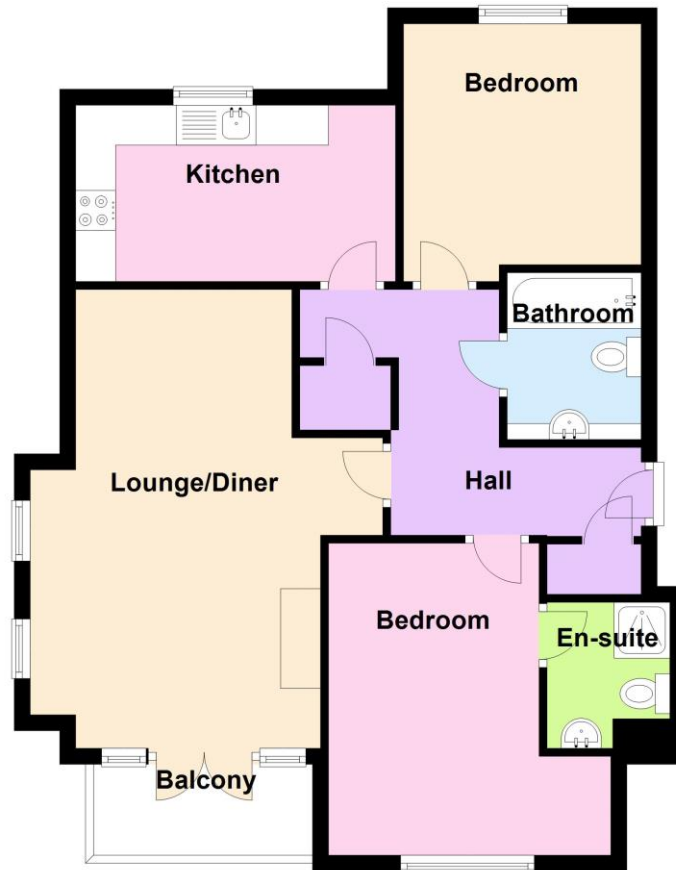
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Ground Floor

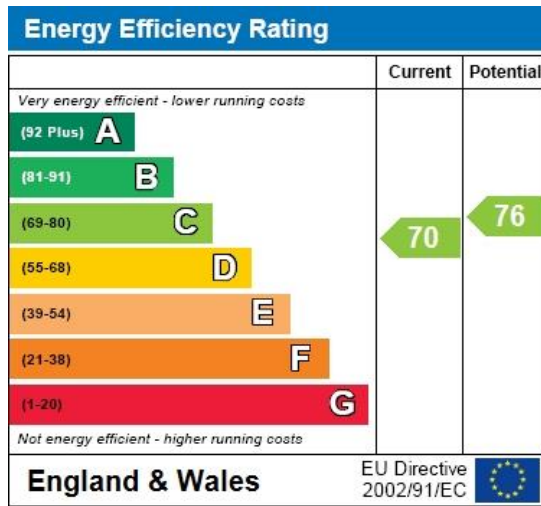


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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Communal Entrance	With door entry system.
Entrance Hall	Storage cupboard, storage heater, meter cupboard, laminate flooring, door entry phone.
Lounge / Dining Room	19'1" (5.82m) x 12'0" (3.66m) narrowing to 8'10" (2.69m), Twin aspect room with PVCu double glazed French doors to patio area with iron balustrade, storage heater.
Kitchen	12'9" (3.89m) x 7'3" (2.21m) Single drainer sink unit, wall and base cupboards with worksurface over, built-in oven and 4 ring electric hob with extractor canopy over, plumbing for washing machine and dishwasher, space for fridge/freezer, PVCu double glazed window, ceramic tiled floor, tiled splashbacks.
Bedroom 1	12'10" (3.91m) x 8'8" (2.64m) widening to 11'7" (3.53m), PVCu double glazed window, electric panel heater.
En-Suite Shower Room	White suite of shower cubicle, vanity hand basin, low level W.C., tiled splashbacks, extractor fan, heated towel rail.
Bedroom 2	9'11" (3.02m) Plus Recess x 9'9" (2.97m) PVCu double glazed window, electric panel heater.
Bathroom	Panelled bath with mixer tap, low level W.C., vanity hand basin with cupboard under, tiled splashbacks, Dimplex fan heater, extractor fan.
Outside	Allocated Parking space.
Tenure	Leasehold. Balance of a 999 year lease from 1st June 2000, current ground rent £200 per annum and maintenance charges £114 per calendar month.

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.





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.