

Yeovilton House, Blanchard Avenue,  
Gosport, Hampshire, PO13 8NF

£130,000



Modern Purpose Built Flat

One Bedroom

Direct Access To Own Patio Area

Modern Bathroom With White Suite

Allocated Parking Space

Ground Floor Position

Open Plan Living Area

Fitted Kitchen With White Units

Central Heating

In Our Opinion, A Well Presented Flat

## 023 9258 5588

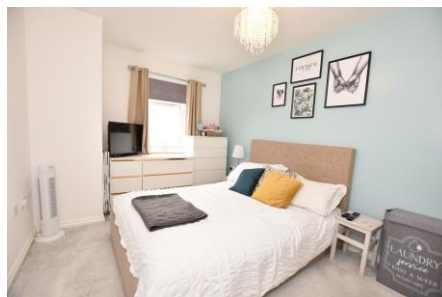
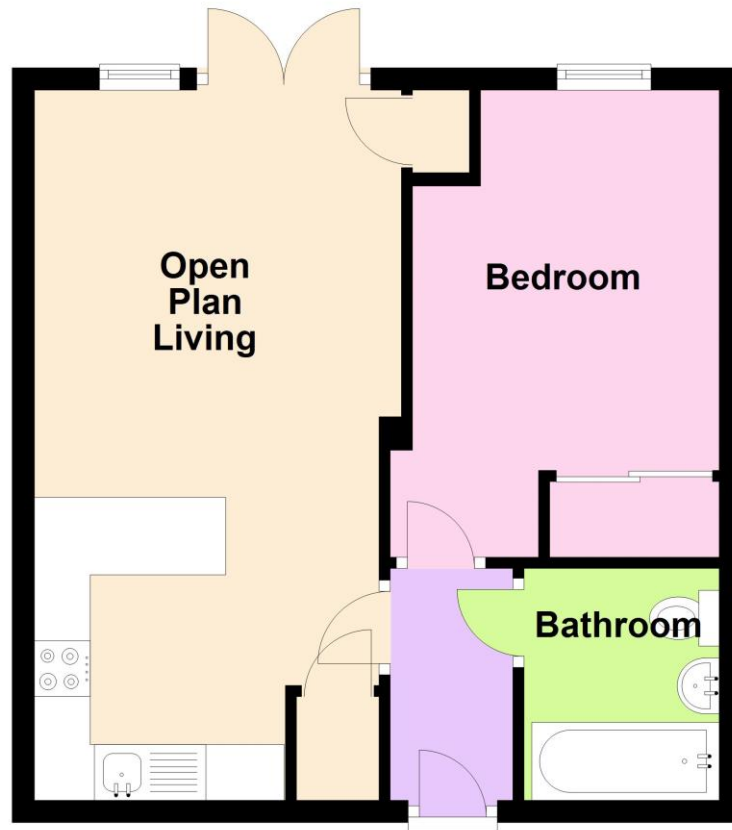
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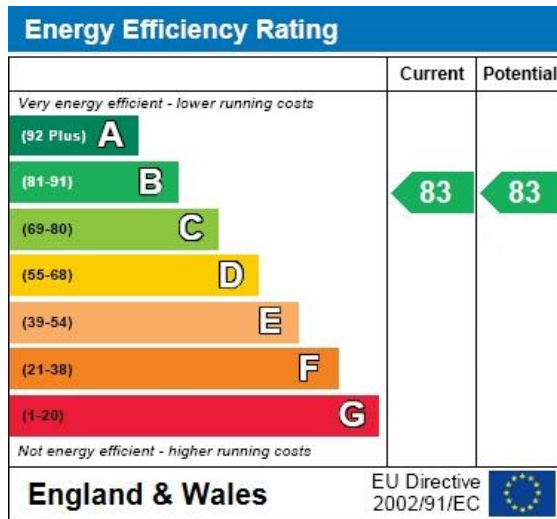
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## Ground Floor



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

Communal Entrance	With door entry system, the flat is located on the ground floor.
Entrance Hall	Radiator, door intercom, vinyl flooring.
Open Plan Living Area	20'11" (6.38m) x 10'9" (3.28m) Max
Kitchen Area	Single drainer stainless steel sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring gas hob with extractor canopy over, built in fridge/freezer, built in dishwasher, built in washer/dryer, storage and meter cupboard, radiator.
Lounge Area	Double glazed French doors to patio area, radiator, cupboard with wall mounted gas central heating boiler.
Bedroom	13'7" (4.14m) x 9'0" (2.74m) Double glazed window, wardrobe with sliding doors, radiator.
Bathroom	7'0" (2.13m) x 5'9" (1.75m) White suite of panelled bath with shower over, pedestal hand basin, low level W.C., tiled splashbacks, chrome heated towel rail, extractor fan.
Outside	Allocated parking space.
Tenure	<p>Leasehold. Balance of a 125 year lease from 1 December 2016. Current ground rent and maintenance charges approx £93.00 per month.</p> <p>The owner advises that there is also a community levy charge to the Rowner Trust for £78.00 per year (£6.50 per month)</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>



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 you legal representative to confirm this information before exchanging contracts.