

Leventhorpe Court, Elmhurst Road,  
Gosport, Hampshire, PO12 1NX

£150,000



Two Bedroom Third Floor Flat  
Separate Kitchen With Window  
PVCu Double Glazing & Electric Heating  
Garage In Block Nearby  
Communal Swimming Pool & Residents  
Parking

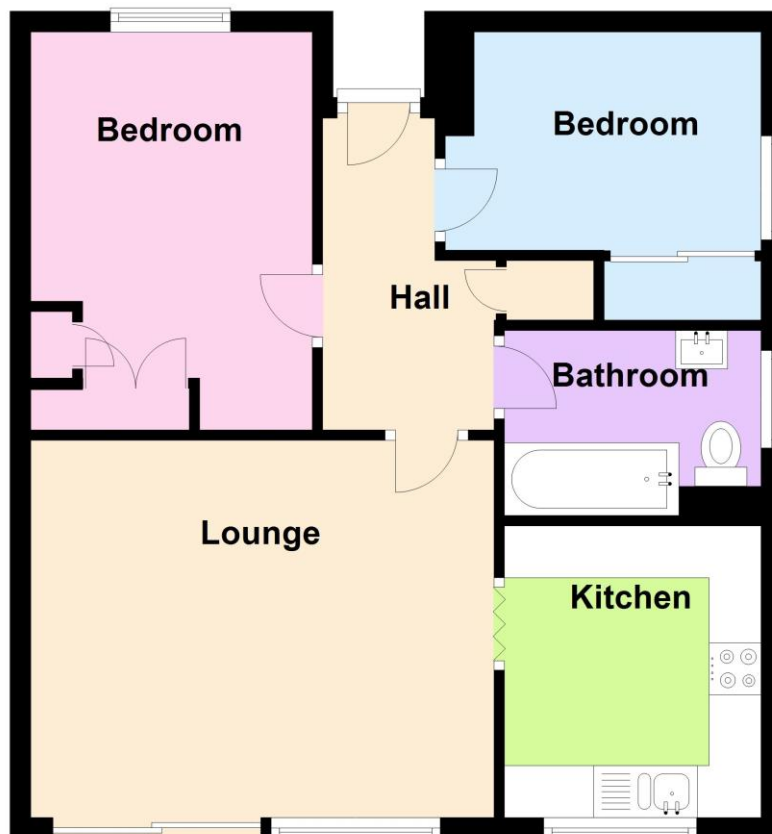
Lounge With Door To Balcony  
Bathroom  
Lift To All Floors  
Door Security Entrance System  
No Forward Chain

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE  
Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

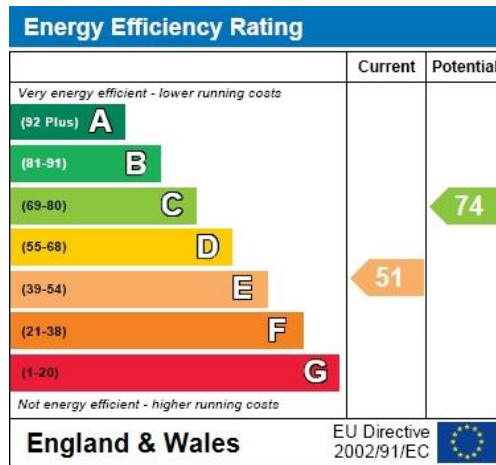
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### Third Floor



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

Communal Entrance	With lifts and stairs to all floors.
Entrance Hall	PVCu front door, electric panel heater, door entry phone, airing cupboard, coved ceiling.
Lounge	14'7" (4.45m) x 11'11" (3.63m) PVCu double glazed picture window, door to balcony, storage heater, coved ceiling.
Kitchen	9'2" (2.79m) x 8'1" (2.46m) 1 1/2 bowl stainless steel sink unit, white fronted wall and base cupboards, built in cooker, electric hob (not working), under counter fridge and freezer to remain, washing machine and dishwasher to remain, tiled splashbacks, tall standing cupboard.
Bedroom 1	12'7" (3.84m) x 8'10" (2.69m) PVCu double glazed window, electric panel heater, fitted bedroom furniture, coved ceiling.
Bedroom 2	9'11" (3.02m) Into Recess x 6'11" (2.11m) PVCu double glazed window, storage heater, built in double cupboard.
Bathroom	Bath, pedestal hand basin, W.C., Mira shower over bath, PVCu double glazed window, tiled splashbacks.
Outside	
Garage	In block nearby, casual parking is also available.
Communal Gardens	Communal swimming pool, garden area with lawn and sun bathing area.
Communal Facilities	Laundry room available for the use of the residents.
Tenure	<p>Leasehold. Balance of a 99 year lease from 25th December 1971. No ground rent, current maintenance charges £2027.27 (2019-2020 charge).</p> <p>Leventhorpe Court have purchased the freehold to the development and each hold a share in a company that owns the freehold.</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.