DIMON Estate Agents

Hermes Court, Hayling Close, Priddy`s Hard, Gosport, Hampshire, PO12 4LD

£179,995








- Ground Floor Apartment
- Conveniently Located For Hardway Foreshore
- Lounge / Dining Room With Patio Area
- Two Bedrooms
- En-Suite Shower Room
- Allocated Parking
- Electric Heating
- PVCu Double Glazed Windows
- Refurbished Bathroom

023 9258 5588

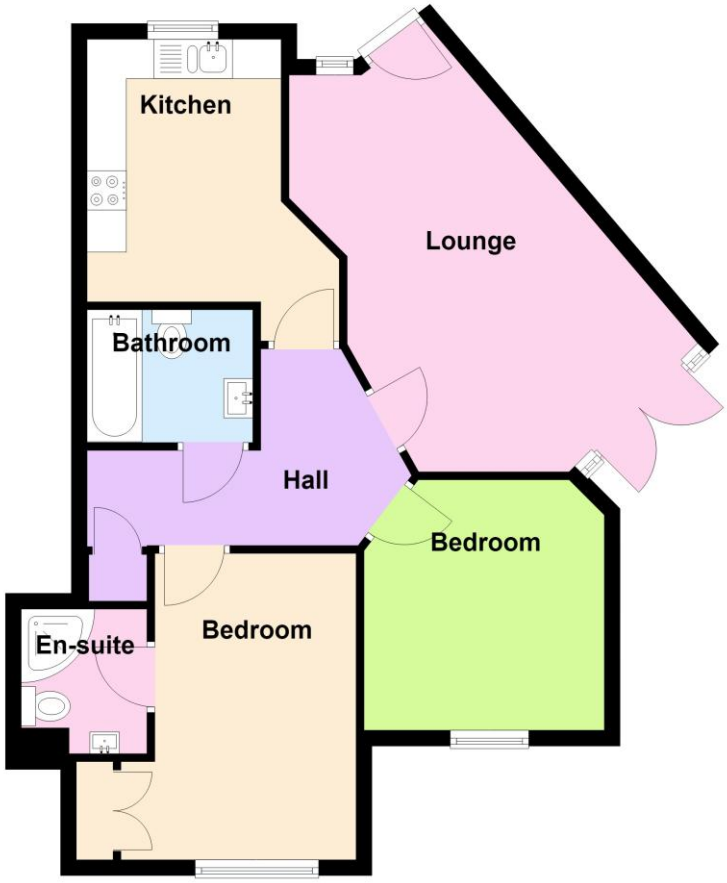
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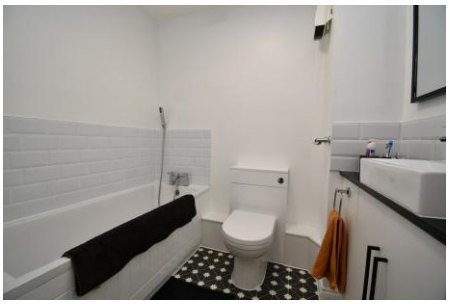
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Ground Floor







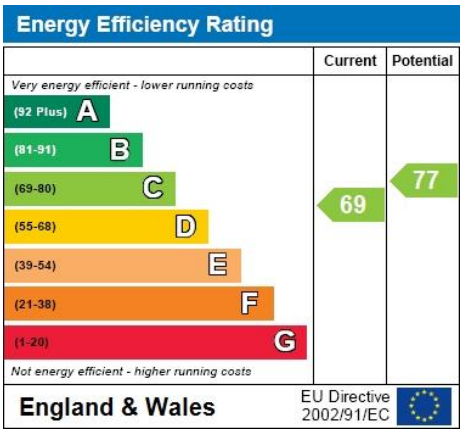


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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	Door entry system, built in cupboard housing hot water tank.
Lounge / Dining Room	17'7" (5.36m) x 12'2" (3.71m) French doors leading to balcony, separate PVCu double glazed door to rear balcony, electric heater.
Kitchen	14'7" (4.45m) x 8'9" (2.67m) PVCu double glazed window, 1 1/2 bowl composite sink unit, wall and base units with worksurface over, integrated electric oven and hob with extractor canopy over, plumbing for washing machine and dishwasher.
Bedroom 1	12'8" (3.86m) x 9'6" (2.9m) PVCu double glazed window, built in cupboards, electric heater.
En-Suite Shower Room	Shower cubicle, low level W.C., hand basin with cupboard under, heated towel rail.
Bedroom 2	10'8" (3.25m) x 10'3" (3.12m) PVCu double glazed window, electric heater.
Bathroom	Bath, low level W.C., hand basin with cupboard under, extractor fan, electric heater.
Outside	1 Allocated parking space and visitors parking spaces.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	Leasehold. Balance of a 999 year lease from 1st June 2000. Current ground rent £225 per year and maintenance charge £1620 per year. 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.
Tenure	Freehold.
Council Tax	Band D.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk







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 your legal representative to confirm this information before exchanging contracts.