

£170,000
Gale Moor Avenue
Gosport, PO12 2TP



MAX HEIGHT
2.1METRES
EXIT

PROPERTY SUMMARY

Enjoying a superb top-floor position with lovely views, this well-presented two-bedroom apartment offers comfortable, modern living and excellent practical benefits. The accommodation features a bright and spacious open-plan kitchen and living room, providing an ideal space for relaxing and entertaining. Patio doors open directly onto a private balcony, making the most of the elevated position and far-reaching views. There are two bedrooms, along with a modern shower room. Further benefits include residents' parking and a garage within the block, providing valuable additional storage and parking. Offered for sale with no onward chain, this attractive apartment would make an excellent first-time purchase, investment or home for those looking for low-maintenance living with the added benefit of outdoor space and great views.





LIVING ROOM 19' 5" x 14' 4" (5.94m x 4.39m)

BALCONY

KITCHEN 10' 7" x 8' 10" (3.23m x 2.71m)

BEDROOM ONE 16' 0" x 14' 2" (4.90m x 4.34m)

BEDROOM TWO 11' 6" x 7' 5" (3.53m x 2.27m)

BATHROOM 8' 0" x 6' 2" (2.45m x 1.89m)

AGENTS NOTES Tenure; Leasehold
Service Charge £1,431.18 + £600 for reserve fund per annum
Ground Rent £35
Lease Length 138 years



GROUND FLOOR
707 sq.ft. (65.6 sq.m.) approx.



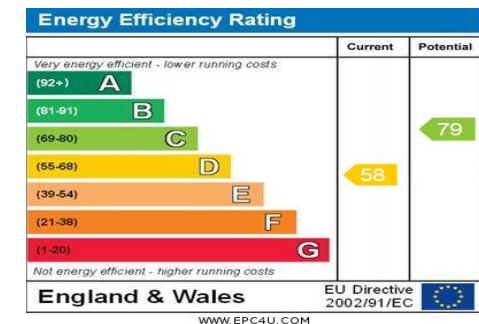
TOTAL FLOOR AREA: 707 sq.ft. (65.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



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As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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