

OFFERS IN EXCESS OF

£80,000

23 Cornwell Close

Rowner, Gosport, Hampshire, PO13 9QL

A light and airy first floor maisonette arranged over two levels, offering generous living space in a convenient location. The entrance hallway opens to a flight of stairs rising to the upper level, while also providing access to a well-proportioned double bedroom. Positioned on the main level is a bright and spacious lounge/dining room that flows out onto a private outdoor balcony, alongside a separate fitted kitchen offering practical worktop and storage space. The remaining accommodation includes a second impressive double bedroom, offering generous proportions and room for furnishings, alongside a modern family bathroom suite while externally, residents benefit from off-street communal parking. Offered to the market with the distinct advantage of no forward chain, this property presents a fantastic purchase opportunity. Due to the home's non-standard construction, it is available strictly to cash buyers only.

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Entrance Hall

Bedroom Two 11' 4" x 11' 7" (3.45m x 3.53m)

Stairs & Landing

Bedroom One 11' 7" max x 11' 4" max (3.53m max x 3.45m)

Bathroom

Lounge/Dining Room 14' 9" x 11' 4" (4.50m x 3.45m)

Balcony

Kitchen 11' 5" x 8' 9" (3.48m x 2.67m)

Residents Parking

Lease 956 Years / Ground Rent £45 / Service £705 Six Monthly



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (1/2020)

LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only

EPC to Follow

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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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