

OFFERS IN REGION OF

£60,000

George Street

Gosport, PO12 4SZ

PROPERTY SUMMARY

This two bedroom retirement flat is situated within a well-established development, offering comfortable and practical accommodation. The property comprises a lounge/dining room, fitted kitchen with a range of units, two bedrooms and a bathroom. The flat would benefit from some updating, providing an excellent opportunity for a purchaser to personalise and improve to their own specification. The development offers a range of communal facilities including a residents' lounge/meeting area, laundry room and a guest suite available for hire for visiting family and friends. There are communal gardens for residents to enjoy, along with residents' parking. Conveniently located close to local shops

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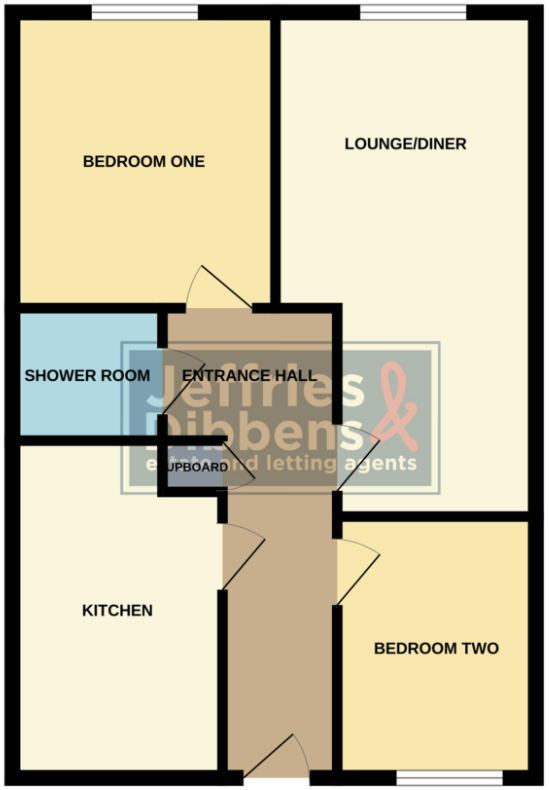


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ENTRANCE HALL
LOUNGE 18' 2" x 9' 9" (5.54m x 2.98m) maximum measurements

KITCHEN 9' 8" x 7' 9" (2.97m x 2.38m)
BEDROOM ONE 11' 1" x 9' 3" (3.40m x 2.83m)
BEDROOM TWO 9' 9" x 7' 2" (2.99m x 2.19m)
BATHROOM
OUTSIDE
COMMUNAL GARDENS
AGENTS NOTES Tenure; Leasehold
99 year lease from 1977
Service charge £327.98 per month

2ND FLOOR APARTMENT

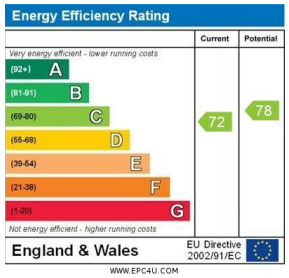


LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only



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.

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,

Jeffries & Dibbens estate and letting agents

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