



Woody Court, Brockhurst Road, Gosport, Hampshire, PO12 3BB



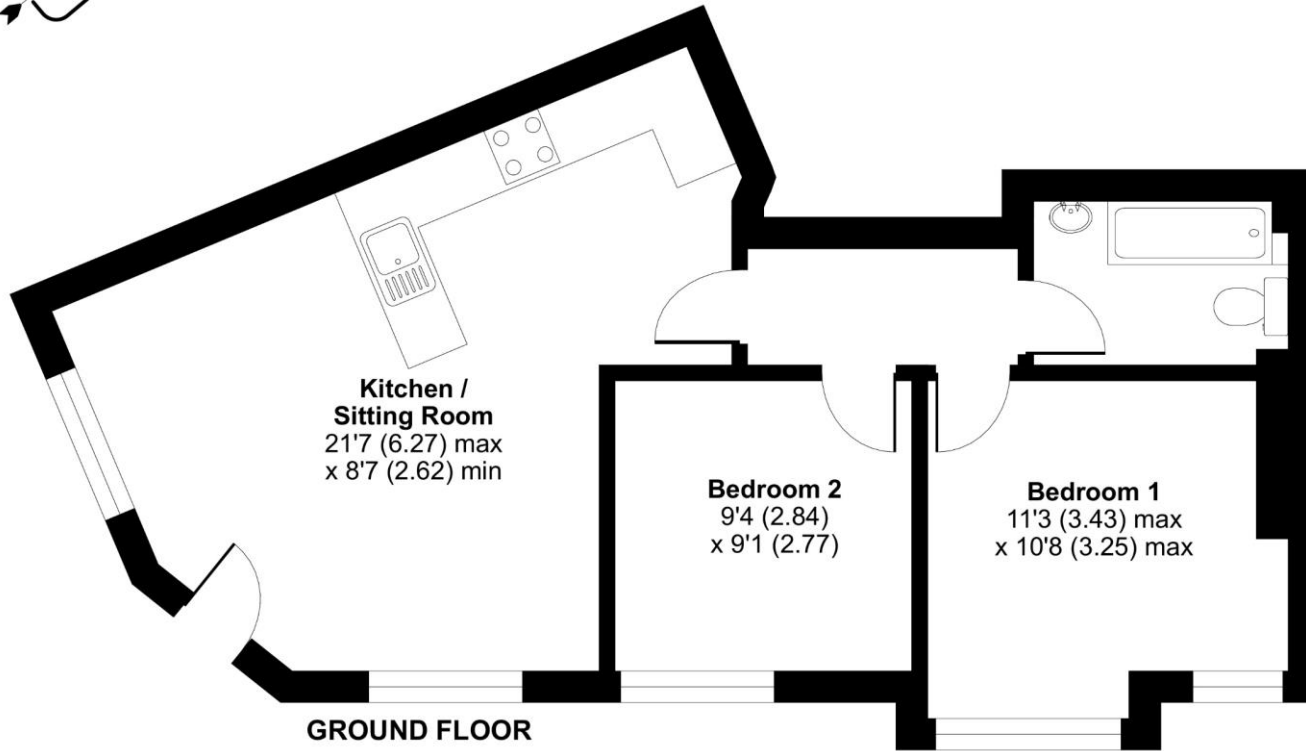


## ACCOMMODATION

This two-bedroom, ground-floor apartment is ideally located with easy access to Gosport and Portsmouth. The accommodation comprises an open-plan sitting room and kitchen with a range of wall and base level units. Both bedrooms are a great size and served by a three-piece family bathroom. The property is currently being marketed with a tenant in situ, which can be extended on request.

Approximate Area = 558 sq ft / 51.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2022. Produced for Charters Estate Agents Limited. REF: 830482



## SITUATION

Gosport is a thriving Hampshire town to the south of Fareham, roughly 4 miles west of Portsmouth and about 11 miles from Southampton, with a population of approximately 85,000. The lock-up shop pedestrianised high street is located less than half a mile from Gosport ferry terminal, which offers a frequent service into central Portsmouth.





#### **SPECIFICATION**

- Ground-floor apartment
- Two bedrooms
- Open-plan kitchen/sitting room
- Family bathroom
- Private front entrance
- No chain

#### **LOCAL AUTHORITY**

Portsmouth City Council

Council Tax Band - A

#### **GUIDE PRICE**

Asking Price £125,000

#### **TENURE**

Leasehold

Unexpired Years: 109

Annual Ground Rent: £200

Annual Service Charge: £1,075.50

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.