



**Avenue Road, Gosport PO12 1JY**

**welcome to**

## **Avenue Road, Gosport**

First floor two bedroom apartment in requested location close to all amenities \*\* Master bedroom with en-suite \*\* Further bedroom and family bathroom \*\* Open planned kitchen/dining room/ lounge \*\* Balcony off lounge \*\* The apartment is in good condition through-out

### **Entrance Hall**

Door to access, storage cupboard, radiator.

### **Kitchen/Diner/Lounge**

22' 1" max x 16' 4" max ( 6.73m max x 4.98m max )  
French style door to balcony, windows to front and side elevation, matching wall and base units, stainless steel sink and drainer unit, integrated oven, hob, cooker-hood, space for fridge/freezer, plumbing for washing machine and dishwasher, space for sofa and dining table and chairs, two radiators.

### **Bedroom 1**

11' 5" x 10' ( 3.48m x 3.05m )  
Two windows to rear elevation, radiator.

### **En-Suite**

Shower cubicle, wash hand basin, wc, tiled surrounds, extractor, door to:

### **Bedroom 2**

11' 7" x 10' 6" ( 3.53m x 3.20m )  
Window to rear, in-built wardrobe, radiator.

### **Bathroom**

Obscure window to side elevation, heated towel rail, bath, wash hand basin, wc, tiled surrounds, extractor.

### **Balcony**

Access from lounge.





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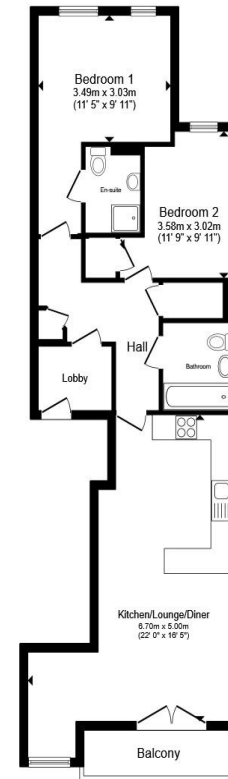
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1100.00

Ground Rent: 100.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £165,000



Total floor area 73.5 m<sup>2</sup> (791 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
GOS113767 - 0003

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