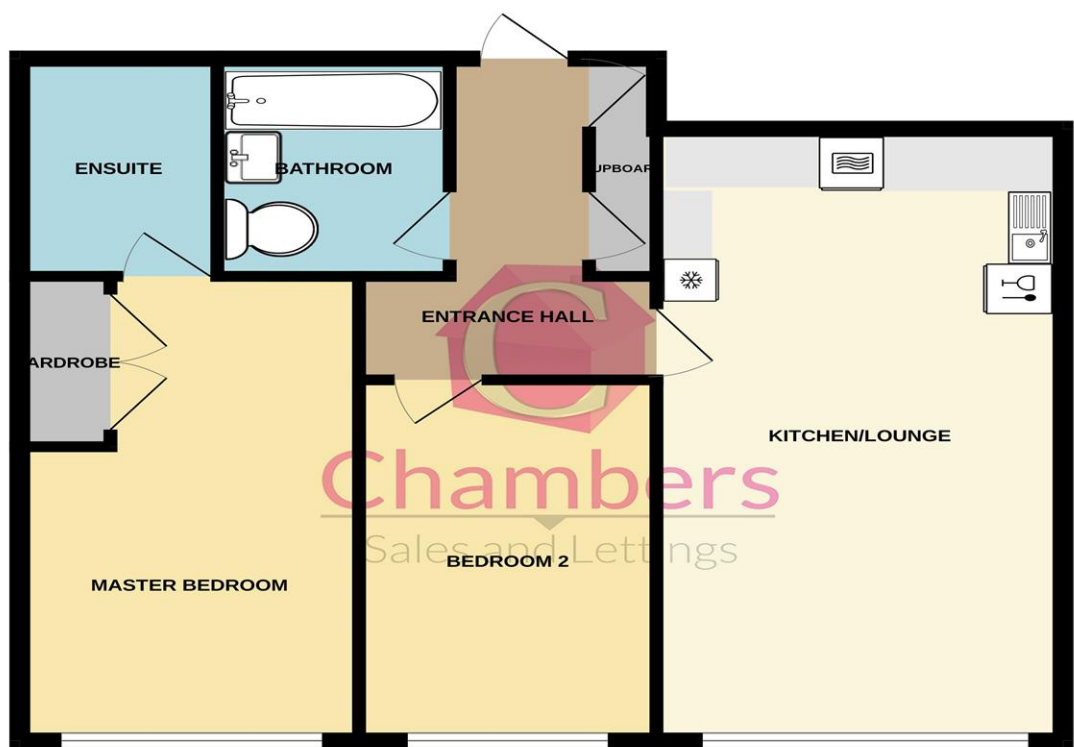




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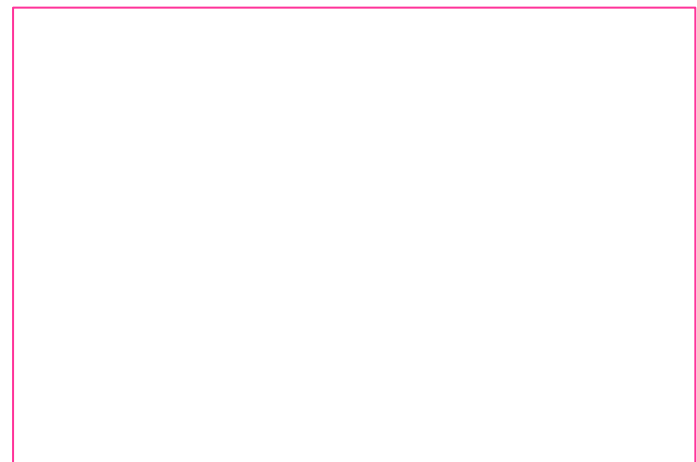
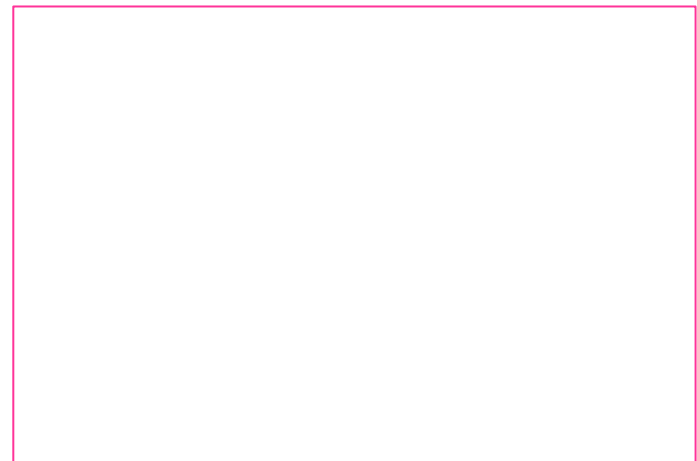
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error.

Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.



FIXTURES AND FITTINGS

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation





36 Galleon Place Weevil Lane Gosport Gosport PO12 1FL

£180,000

NEW LISTING This two double bedroom apartment situated on the second floor with direct views of Gosport Marina is available with no forward chain! The accommodation briefly comprises entrance hall, storage cupboard with plumbing, open plan lounge/dining room into kitchen area,, en-suite to the master bedroom, a family bathroom and a further double bedroom. Other benefits include allocated permit parking, security entrance with a lift. Call Chambers Sales & Lettings today to book a viewing to avoid disappointment! 01329 665700.

Security Entry

Into Communal area with lift.

Entrance Hallway

Skimmed ceiling with spot lights, Access to storage cupboard with plumbing for washing machine. Doors to:

Fitted Kitchen

Textured ceiling, fitted range of base/drawer units with work-surface over, inset stainless steel sink, integrated dishwasher, space for fridge/freezer, electric oven. with hood over Open to:

Open Plan Lounge/Dining Room into Kitchen 22' 10" (into kitchen max) x 11' 6" (6.97m x 3.51m)

Textured ceiling, PVCu double glazed window overlooking the marina, electric heater.

Bedroom 1 17' 2" x 11' 6" (5.24m x 3.51m)

Skimmed ceiling, PVCu double glazed window to front elevation, fitted wardrobes, electric heater.

Bedroom 2 13' 5" x 8' 7" (4.10m x 2.61m)

Skimmed ceiling, PVCu double glazed window to front elevation, electric heater.

Ensuite 7' 6" x 5' 10" (2.29m x 1.78m)

Skimmed ceiling with spot lights, suite comprising shower cubicle, WC, wash basin., fully tiled.

Family Bathroom

Skimmed ceiling with spot lights, suite comprising panel bath with shower over, WC, wash basin., fully tiled., heated towel rail, extractor fan.

Allocated Parking

Permit Parking

Leasehold Information

Current service charge approx - £2078.00 per annum or £173.16 per month. Ground rent: TBC Length of lease: TBC

Weevil Lane

is situated close to local bars, restaurants, leisure facilities providing an exclusive marina location. The property is within walking distance to the Gosport High Street shops and Gosport Ferry terminal. Gunwharf Quays Cinema, shops, bars, casino, restaurants and

Portsmouth Harbour train station is just across the water and provides excellent connections to London.



Chambers Sales and Lettings - Stubbington, 25 Stubbington Green, Fareham, PO14 2JY
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