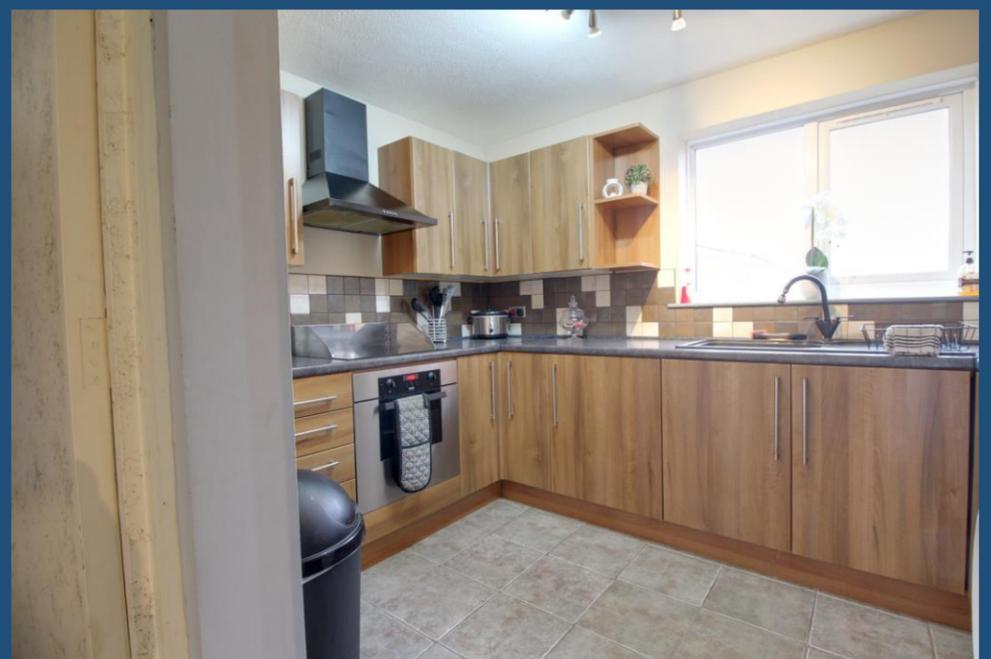




£160,000
Leasehold

**11 Orange Grove,
Gosport, Hampshire PO13 0ZQ**



Quick View



2 Bedrooms



No Garage



1 Living room



1 Bathroom



First Floor Flat



EPC Rating C



On Street Parking



Council Tax Band A

Reasons to View

- Check out the size of the living room here! At 8 meters long it's bigger than many houses.
- Two double bedrooms mean there is plenty of room to grow into here, or have friends or family to stay.
- Available with no forward chain, subject to the current tenancy ending 03/04/2024.
- This could be a great Buy to let Opportunity with rental income of £880 PCM, approx. 6% yield.
- Got stuff to store? There's a private external store room and access to communal drying area
- Contact us to arrange a viewing - Min 24 hours notice will be required

Description

This spacious first floor two bedroom apartment is ideally situated, close to the Eclipse bus route for easy access into both Fareham and Gosport.

The flat has good quality wooden flooring in most rooms which gives a modern feel. As you enter the property you get an immediate feeling of space as the hallway is a good size for welcoming guests or taking off shoes and coats. The two bedrooms are both double rooms with plenty of space for freestanding furniture. There are two built in storage cupboards in the hallway - one with shelving and the other with hanging space (handy if you don't want to add a wardrobe to the second bedroom). The living room is a great size and is dual aspect. The current occupants have utilised the space as a sitting room with office space to the rear but it could easily be set up as a play area for children or a dining area. The kitchen is fitted with an oven and hob and spaces for the washing machine and fridge/freezer.

Externally there is a private store and access to the communal drying area. Whilst there is no allocated parking there are multiple car parking spaces within the cul de sac.

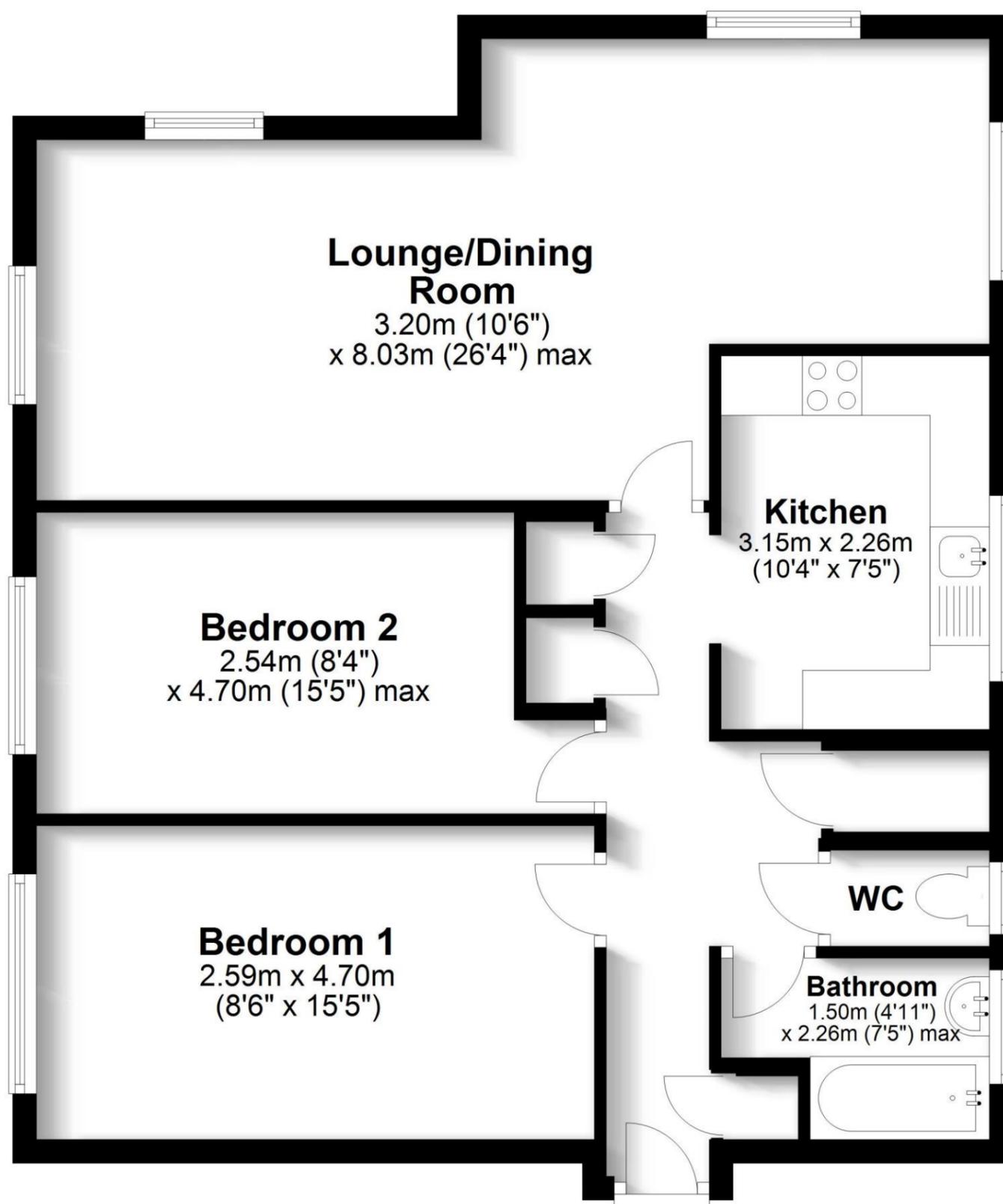
The 125 lease commenced 05/06/1989, with a ground rent of £10pa to the freeholder, Gosport Borough Council. The current annual service charge £1,268. The property is currently let on an AST until 03/04/23 at £880 PCM, i.e. approx 6% rental yield. We will need to give the current tenant at least 24 hours' notice prior to viewings and two months' notice to end the tenancy.

Directions

<https://what3words.com/toast.wake.added>

Ground Floor

Approx. 71.3 sq. metres (767.3 sq. feet)



Total area: approx. 71.3 sq. metres (767.3 sq. feet)

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



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