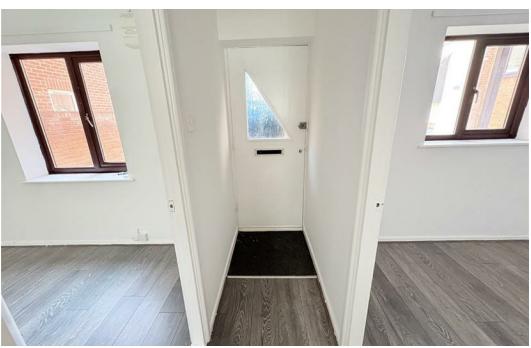
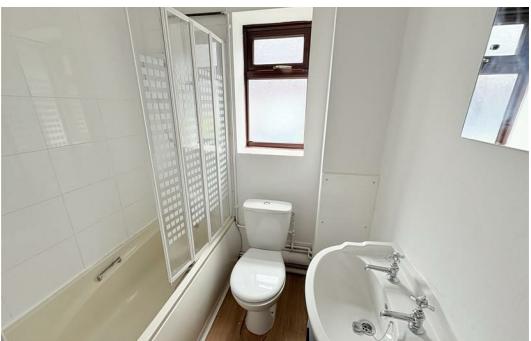


## GROUND FLOOR



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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Flat 21  
Lansdowne House Inverness Rd  
Gosport  
Hampshire  
PO12 3HL**



**01329665700**

**Stubbington**

# Flat 21 Lansdowne House Inverness Rd Gosport PO12 3HL

Offers Over £95,000  
Leasehold



Welcome to this one-bedroom flat, situated on the ground floor of a purpose-built development. This property comes with the added benefit of no onward chain, making it an ideal choice for both first-time buyers and investors alike. The flat features a spacious bedroom, inviting living area, and a tidy kitchen, providing everything you need for modern living. Residents parking ensures convenience for you and your visitors, while the flat's prime location places you just moments away from local shops and excellent transport links, making commuting and everyday errands a breeze.

This property presents a fantastic investment opportunity in a sought-after area, where demand is consistently high. The current rental value is approx £895 PCM. Don't miss your chance to own this delightful flat - perfect for those looking to enter the property market or expand their investment portfolio. Call Chambers Sales and Lettings to arrange a viewing today!

## Entrance Hallway

Accessed via a wood and glazed front door, doors to bedroom, bathroom and open plan lounge/kitchen.

## Lounge/Kitchen

16'0" x 10'0"

### Lounge

Double glazed window to front and rear elevations, laminate flooring, electric heater.

### Kitchen

Fitted with integrated oven and four ring electric hob, space for dishwasher, space for fridge freezer, plumbing for washing machine, inset sink unit, ceramic tiled floor.

### Bedroom

13'5" x 8'0" max

Double glazed window to front elevation, built in double wardrobe, electric heater.

### Bathroom

Double glazed window to rear elevation, white suite comprising of panel bath with electric shower over, WC, pedestal wash hand basin, extractor fan, chrome heated towel rail, electric heater.

### Parking

One allocated parking space situated in front of the property.

## Leasehold Information

Term: 123 years left on the lease.

Service Charge and Reserve fund £163 per month

Ground Rent £75 per annum

## Property Information

Construction: Purpose built timber frame under a tiled roof.

Council: Gosport

Council Tax: B

Broadband: According to Ofcom Ultrafast broadband is available, however you must make your own enquiries.

Mobile Coverage: According to Ofcom EE, O2, Three and Vodafone offer Likely or Limited service, however you must make your own enquiries.

Parking: Allocated parking

