



12 Claremont Gardens, Eastergate, PO20 3AD

£85,000 Leasehold



1 Bedrooms



1 Bathroom



1 Reception Rooms



Sims Williams

Key Features

- Retirement Bungalow
- Sitting Room with Patio Doors
- Modern Fitted Kitchen
- Double Bedroom
- Wet Room with Stylish Fitments
- Private Patio Area
- Communal Conservatory & Gardens
- Subsidised On-Site Restaurant
- Weekly Hairdresser

EPC Rating

Current = C

Potential = A

Council Tax Band

Band = B

Tenure - Leasehold

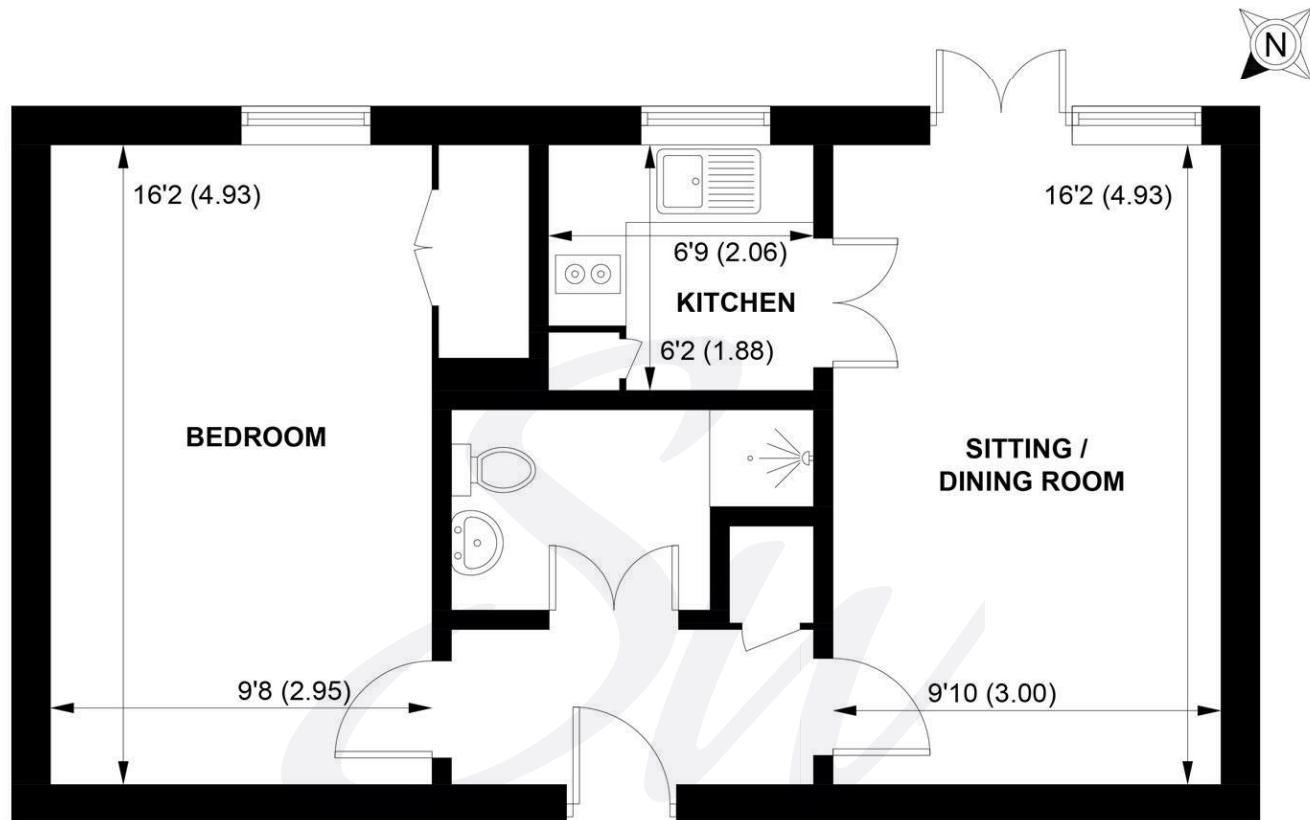
Length of Lease: 125 yrs from 2008

Years Remaining: 112 yrs remaining

Ground Rent: £175 twice yearly

Service Charge: £2,611 twice yearly





GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 485 SQ FT / 45.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.