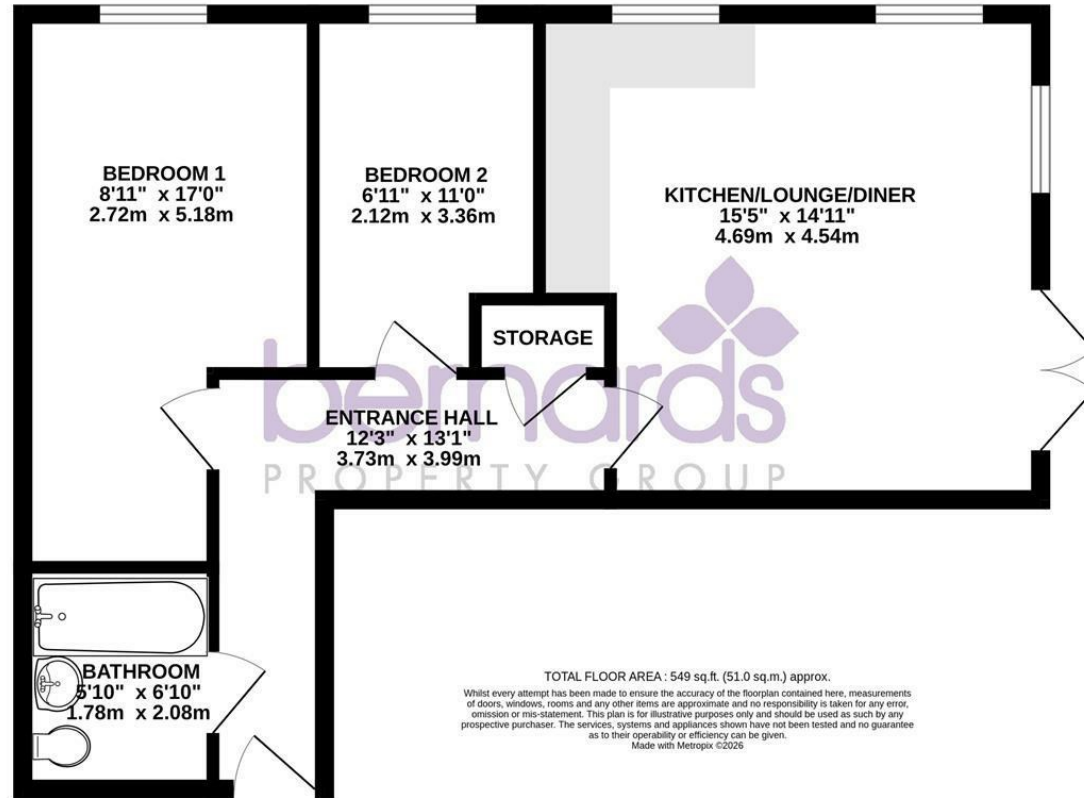
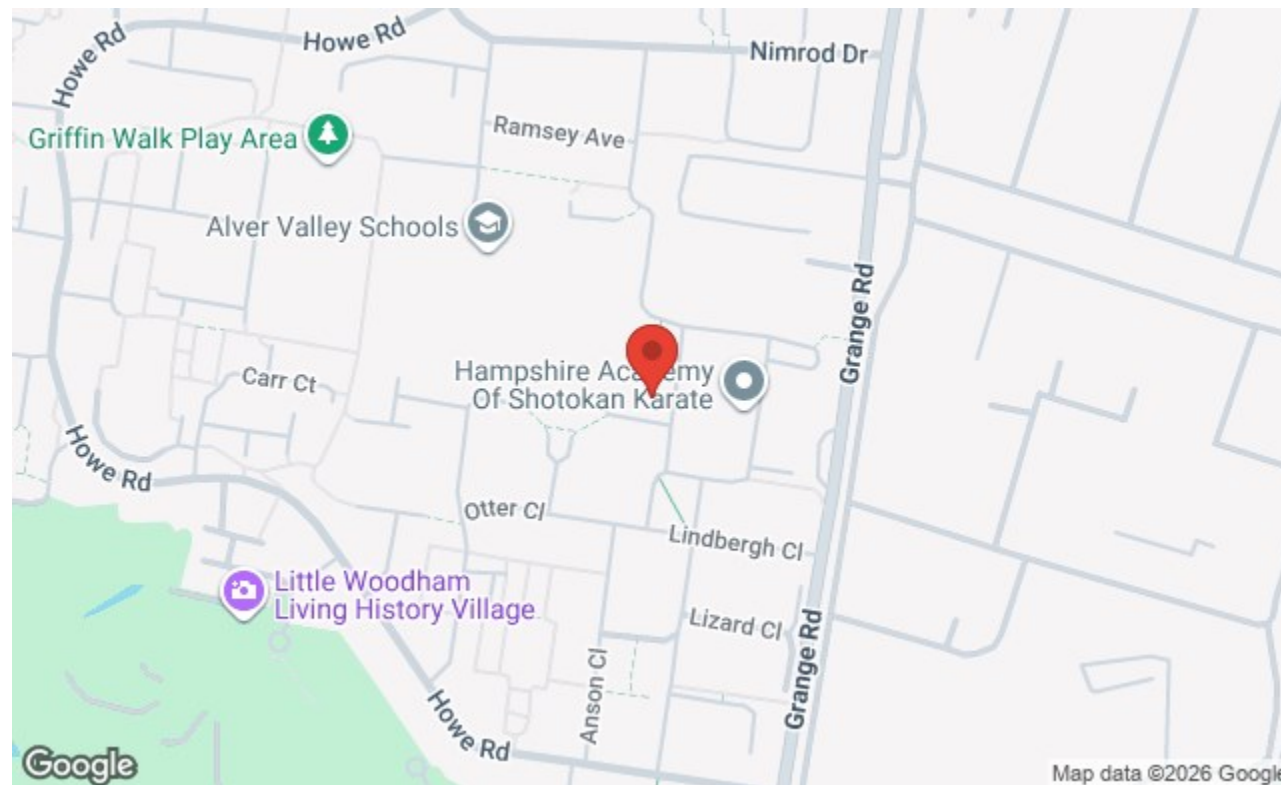


GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



Offers Over £145,000

Blanchard Avenue, Gosport PO13 8NF



## HIGHLIGHTS

- Modern purpose-built ground floor apartment
- Open-plan modern fitted kitchen and lounge/diner
- French doors leading to a small enclosed garden area
- Double glazing and gas central heating
- Allocated parking space
- Close to Alver Valley Country Park
- Sought-after Alver Village location
- Walking distance to shops, Tesco, schools and bus routes
- Ideal first-time buy or downsize opportunity

\*\*\*Price Range £145,000 - £155,000\*\*\*

Bernards Estate Agents are delighted to offer for sale this modern, purpose-built ground floor apartment, situated in the highly requested Alver Village area of Gosport.

The property benefits from double glazing and gas central heating throughout and is conveniently located within walking distance of local schools, bus routes, Alver Village shops, Tesco supermarket, and the Alver Valley Country Park.

Arranged all on one level, this well-presented apartment would make an ideal first-time purchase or a perfect downsize. The accommodation comprises two bedrooms, a modern bathroom suite, and a modern fitted kitchen open plan to the lounge/diner. The living area features French doors opening onto a small, enclosed garden area.

Externally, the property further benefits from allocated parking and a security intercom entry system.

97 High Street, Gosport, PO12 1DS  
t: 02392 004660



Call today to arrange a viewing  
02392 004660  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**ENTRANCE HALL**  
12'2" x 13'1" (3.73 x 3.99)

**OPEN PLAN LIVING ROOM/KITCHEN/DINER**  
15'4" x 14'10" (4.69 x 4.54)

**BEDROOM ONE**  
8'11" x 16'11" (2.72 x 5.18)

**BEDROOM TWO**  
6'11" x 11'0" (2.12 x 3.36)

**BATHROOM**  
5'10" x 6'9" (1.78 x 2.08)

**OUTSIDE**

**GARDEN AREA**

**ALLOCATED PARKING**

**LEASEHOLD / COUNCIL TAX BAND B**

**LEASEHOLD INFORMATION**

Our seller has indicated there is 115 years left remaining on the lease and the monthly service charge is £120.00 per month.

**BERNARDS MORTGAGE & PROTECTION**

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

**SOLICITORS**

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain a n effective y e t cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is

a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details

**REMOVALS**

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

**OFFER CHECK PROCEDURE**

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

**ANTI MONEY LAUNDERING**

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed



| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 | 83        |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| EU Directive 2002/91/EC                     |           |
| England & Wales                             |           |



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