

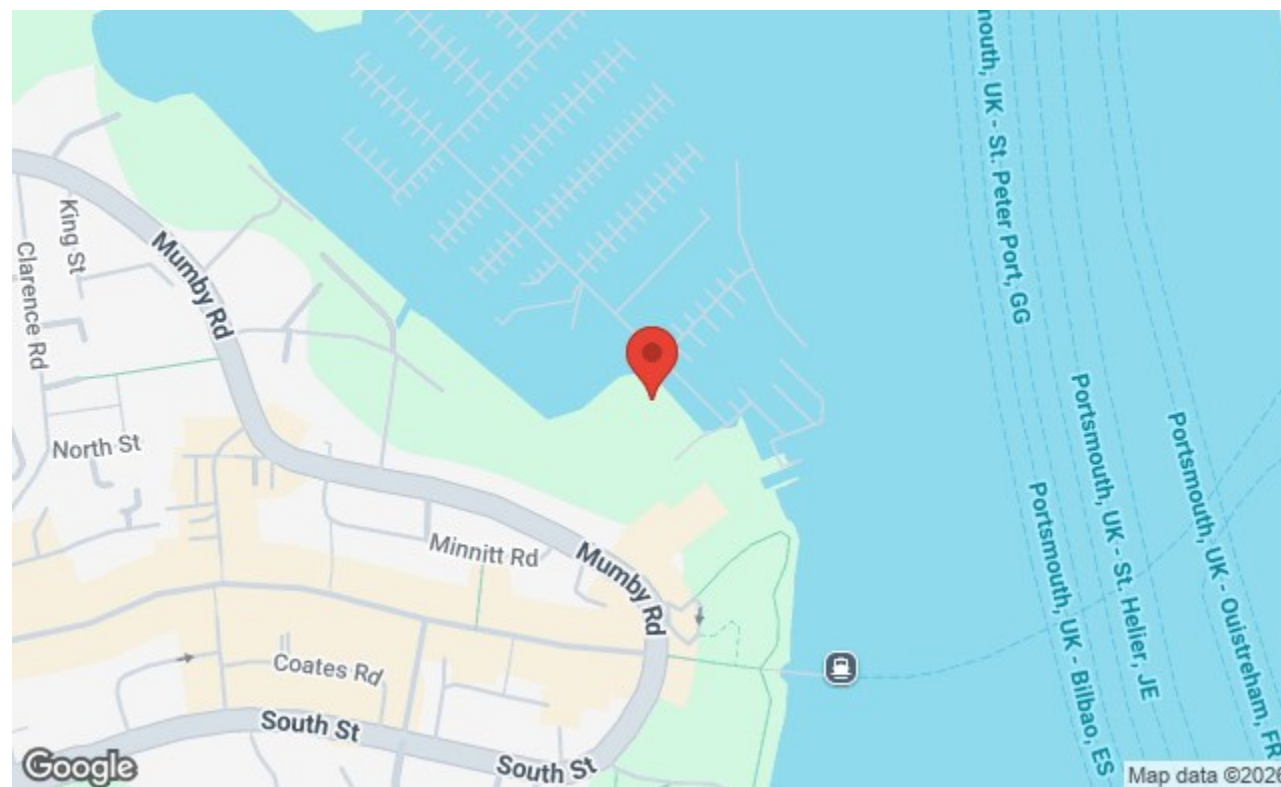
The Quarterdeck, Gosport Marina, Mumby Road, Gosport, PO12

Approximate Area = 786 sq ft / 73 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1313483



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



Asking Price £325,000

Gosport Marina, Mumby Road, Gosport PO12 1AL

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THE ESTATE AGENTS



HIGHLIGHTS

- WATERSIDE FIRST FLOOR APARTMENT
- SECURE ALLOCATED PARKING
- NO ONWARD CHAIN
- VERY WELL PRESENTED
- STUNNING HARBOUR VIEWS & SPINNAKER TOWER
- MODERN FITTED KITCHEN WITH INTEGRATED 'BOSCH' APPLIANCES
- GENEROUS SIZE BALCONY
- EN SUITE TO MASTER BEDROOM
- GOSPORT MARINA LOCATION

Bernards is pleased to present this beautifully appointed two-bedroom first-floor apartment, situated in the highly desirable Gosport Marina on Mumby Road. Spanning an impressive 786 square feet, this purpose-built flat offers a perfect blend of modern living and stunning waterside views, including the iconic Spinnaker Tower and Portsmouth Harbour.

Constructed in 2003 and thoughtfully refurbished by the current owners approximately six years ago, the property boasts contemporary finishes throughout. The spacious reception room is bathed in natural light and provides access to a generous balcony, ideal for enjoying the picturesque surroundings. The well-equipped kitchen features integrated 'Bosch' appliances, ensuring a seamless cooking experience.

The apartment comprises two comfortable bedrooms, with the master bedroom benefiting from an en suite bathroom, providing both convenience and privacy. A further well-appointed bathroom serves the second bedroom and guests alike.

Residents will appreciate the secure parking facility, with an allocated space for one vehicle, adding to the convenience of this lovely home. The property is equipped with double glazing and electric central heating, ensuring warmth and comfort throughout the year.

Located just a short stroll from Gosport High Street and the Gosport Ferry, which offers direct access to Portsmouth Harbour train station and onward connections to London, this apartment is perfect for those who enjoy both the tranquillity of marina life and the vibrancy of city living.

With no onward chain, this property is an excellent opportunity for both first-time buyers and investors alike. We invite you to view this exceptional apartment and experience the lifestyle it has to offer.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL
KITCHEN/DINER/LIVING ROOM
29'4 x 13'3 (8.94m x 4.04m)

BALCONY
BEDROOM ONE
12'5 x 9'8 (3.78m x 2.95m)

EN SUITE
8'7 x 4'8 (2.62m x 1.42m)
BEDROOM TWO
8'10 x 7'10 (2.69m x 2.39m)

BATHROOM
6'2 x 5'5 (1.88m x 1.65m)

OUTSIDE
ALLOCATED PARKING
SHARE OF FREEHOLD

We have been informed by the seller that the residents own the freehold and service charge of £208 per month which also includes the buildings insurance and window cleaning".

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

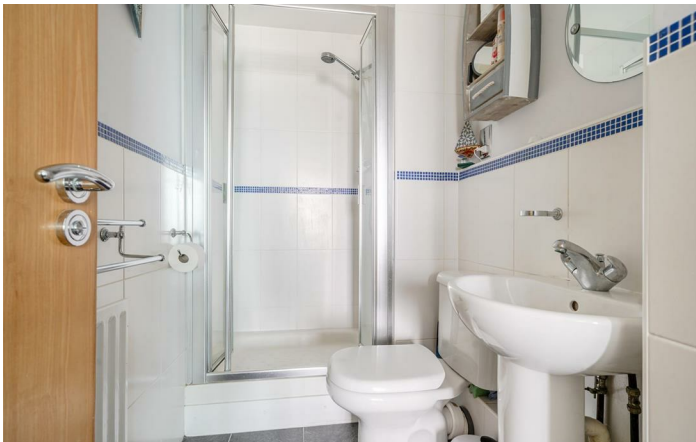
OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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.

SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet 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.

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.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	67
(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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