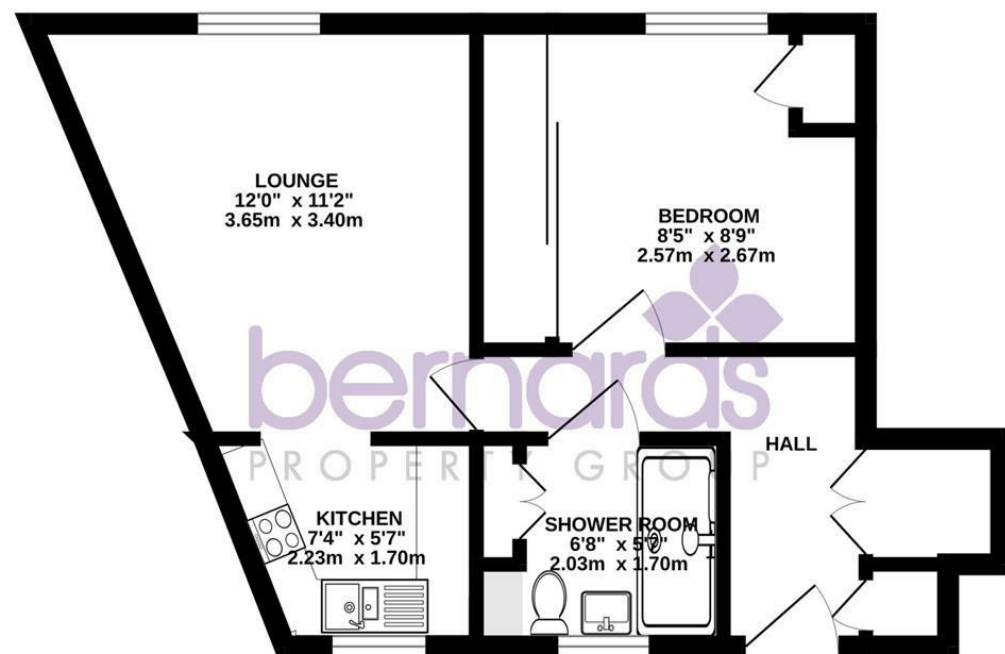
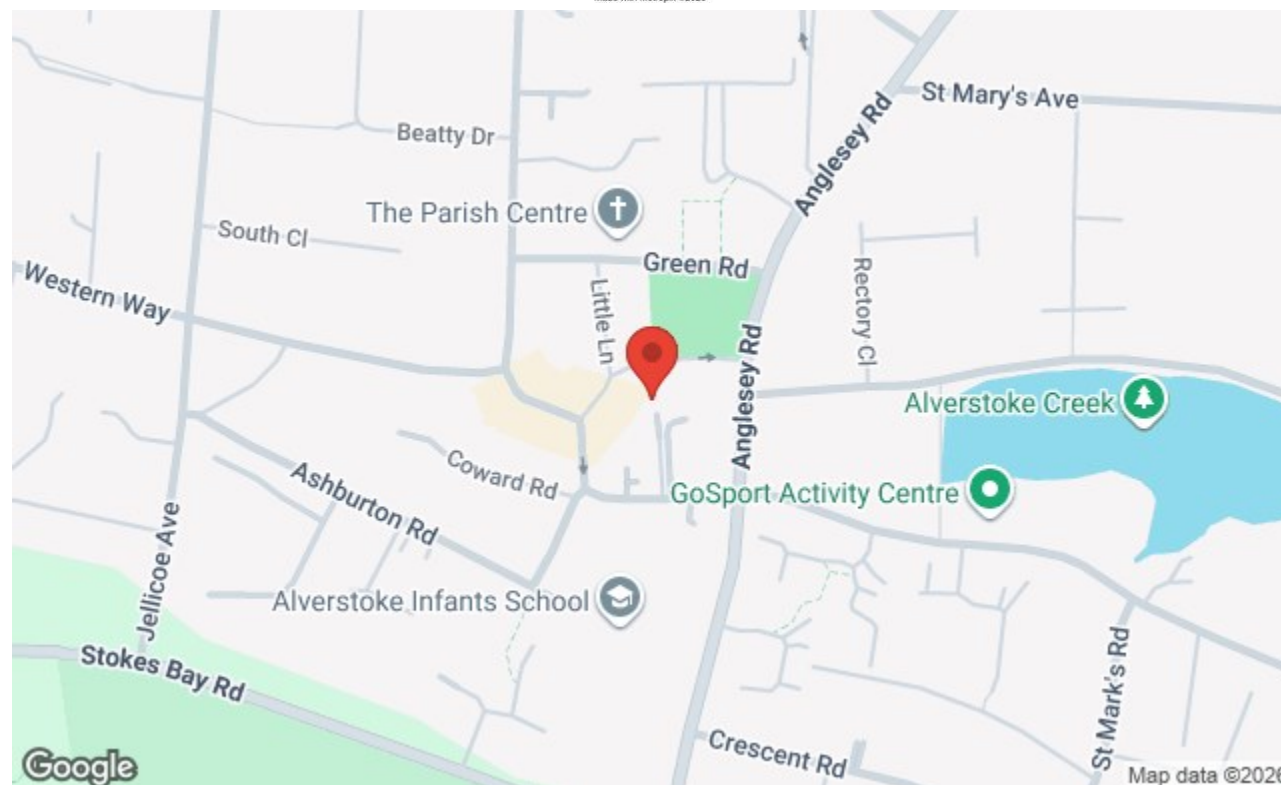


GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 335 sq.ft. (31.1 sq.m.) approx.
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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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97 High Street, Gosport, PO12 1DS
t: 02392 004660



Asking Price £65,000

21 Church Road, Gosport PO12 2LX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Beautifully Presented One Bedroom First Floor Retirement Apartment
- Exclusive Independent Living Development for the Over 60s
- Sought-After Alverstoke Village Location
- Walking Distance to Local Shops, Bus Routes & Stokes Bay Seafront
- Upgraded Electric Heating & Hot Water System
- Lift Access to All Floors
- Residents' Parking
- Attractive Communal Seating Areas & Well-Maintained Grounds
- Offered with No Onward Chain

Bernards are delighted to offer to the market this beautifully presented one-bedroom first-floor retirement apartment, situated within the highly sought-after village of Alverstoke and offered with no onward chain.

Exclusively available to the over-60s, this superb apartment enjoys an enviable location just a short stroll from Alverstoke's excellent range of local shops, cafés, bus routes and the picturesque seafront at Stokes Bay, all within the desirable Alverstoke Conservation Area.

The current owner has thoughtfully renovated the property throughout, creating a modern and welcoming home ready for immediate occupation. Accommodation comprises a spacious and bright living room, a stylish refitted kitchen with contemporary units, a generous double bedroom complete with fitted wardrobes, and a beautifully appointed modern shower

room. Further benefits include double glazing, an upgraded electric heating system, an improved hot water system, and lift access to all floors for added convenience.

The development offers excellent communal facilities, including residents' parking and attractive communal seating areas, providing the perfect setting to relax and socialise while maintaining independent living.

Properties of this quality and location rarely remain available for long. Offered with no onward chain, this apartment is an ideal opportunity for buyers seeking a secure, low-maintenance retirement home in one of Gosport's most desirable locations.

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



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

11'11" x 11'1" (3.65 x 3.40)

BEDROOM

8'5" x 8'9" (2.57 x 2.67)

KITCHEN

7'3" x 5'6" (2.23 x 1.70)

SHOWER ROOM

6'7" x 5'6" (2.03 x 1.70)

OUTSIDE

COMMUNAL GARDEN

RESIDENTS CAR PARK

COUNCIL TAX BAND A

LEASEHOLD INFORMATION

The property is held on the balance of a 99-year lease commencing on 1st November 1983.

We understand the current ground rent is £414.92 per annum, and the current service/maintenance charge is £3,390.62 per annum.

Please note that we understand an exit fee of 1% of the sale price is payable upon the future sale of the property.

FINANCIAL SERVICES

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!

AML - ANTI MONEY LAUNDERING PROCEDURE

We 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.

BUYER VERIFICATION

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.

RECOMMENDED SOLICITORS

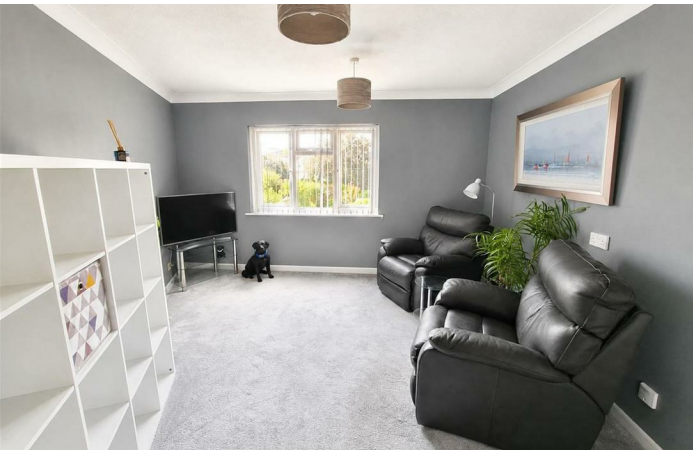
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We 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.

DISCLAIMER STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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