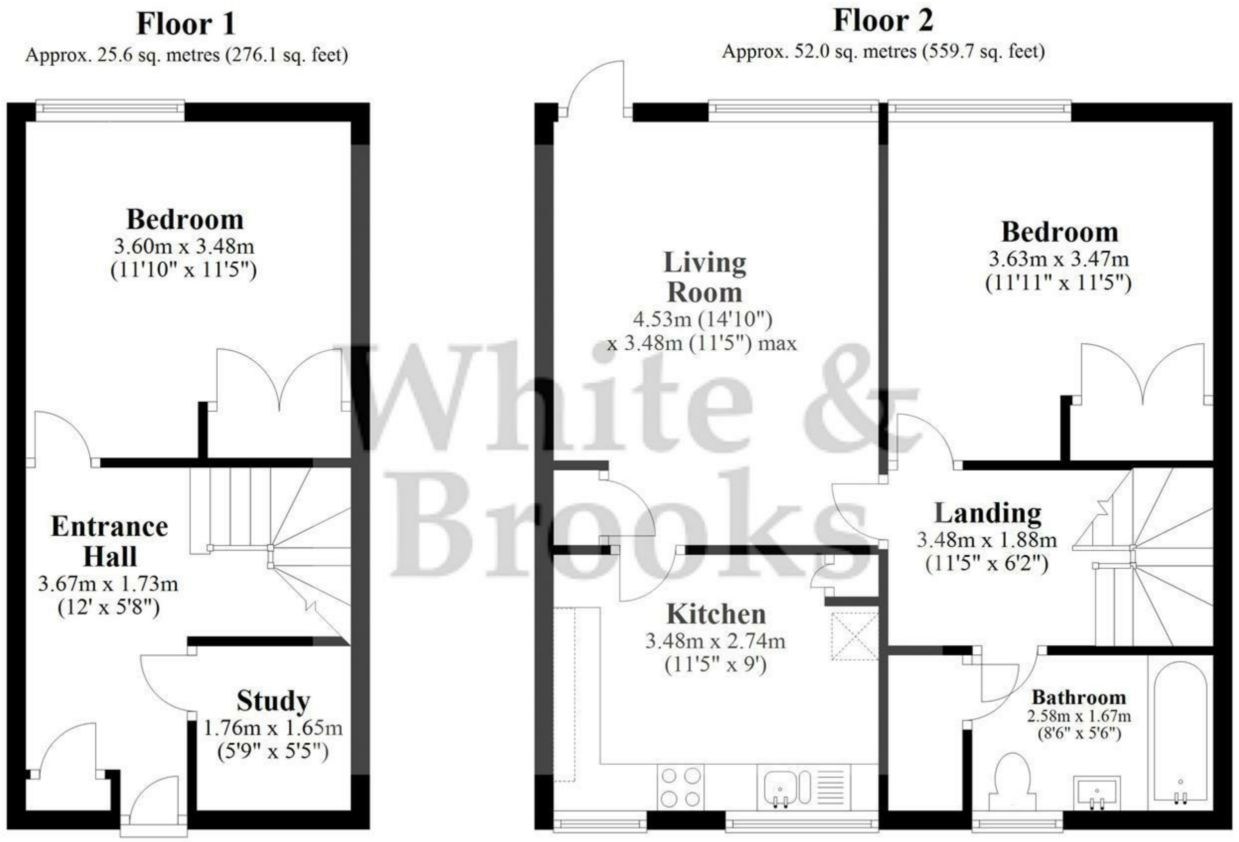
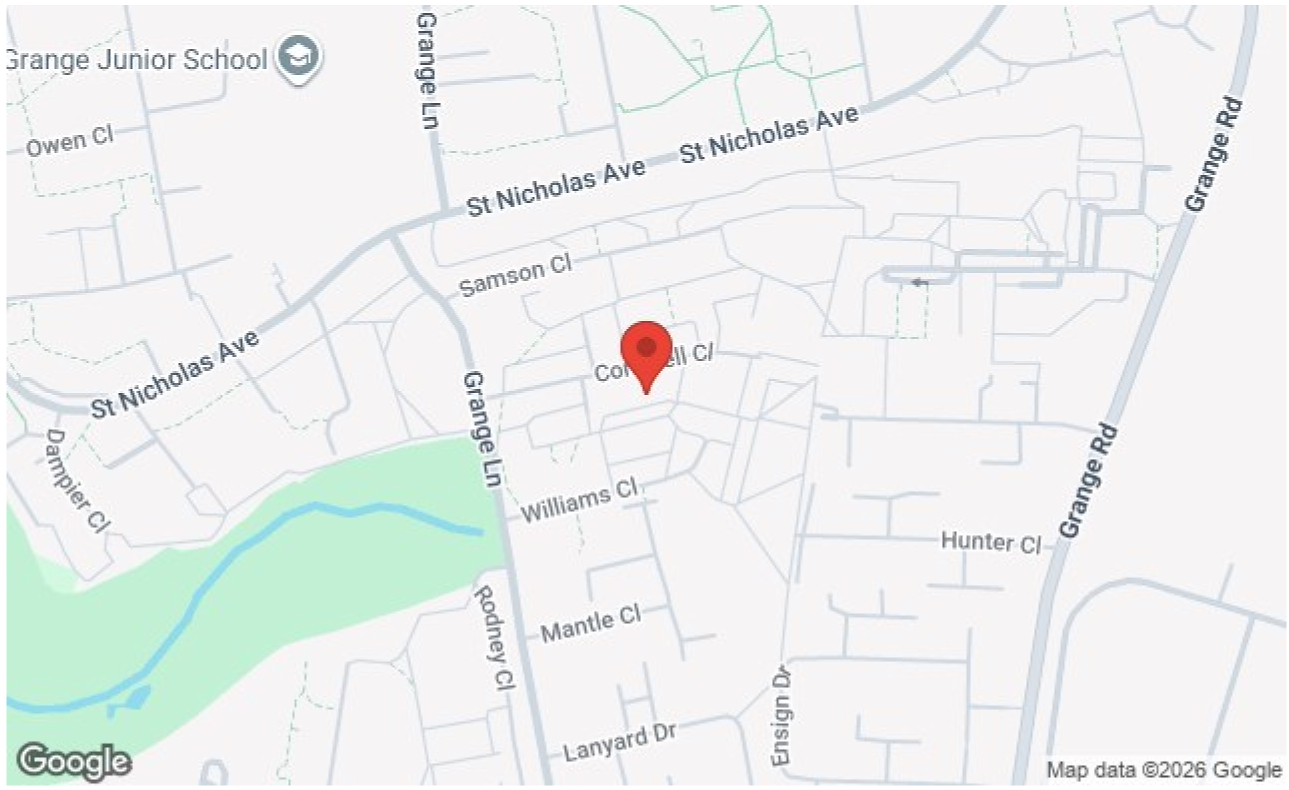


Total area: approx. 77.6 sq. metres (835.7 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.



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

FOR SALE

Offers In Excess Of £85,000

Cornwell Close, Gosport PO13 9QN

bernards
THE ESTATE AGENTS

2 1 1

HIGHLIGHTS

- TOP FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- 14FT LIVING ROOM
- STUDY
- RESIDENTS CAR PARKING
- NO ONWARD CHAIN
- AN IDEAL INVESTMENT OPPORTUNITY
- ALREADY TENANTED
- YIELD RETURN OF OVER 10%

GREAT INVESTOR OPPORTUNITY YIELD RETURN OF OVER 10%
Bernards are delighted to offer for sale this two-bedroom top-floor maisonette, situated on the outskirts of the Gosport area.

Offered to cash buyers only, this property presents an excellent investment opportunity, with similar properties in the area achieving rental yields in excess of 10%.

The maisonette benefits from residents' car parking and is well positioned for access to local amenities and transport links.

Early viewing is highly recommended to avoid missing out on this high-yield investment.

Contact us today to arrange a viewing.

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

PROPERTY INFORMATION

ENTRANCE HALL

STUDY
5'9 x 5'5 (1.75m x 1.65m)

BEDROOM
11'10 x 11'5 (3.61m x 3.48m)

FIRST FLOOR LANDING

BEDROOM
11'11 x 11'5 (3.63m x 3.48m)

BATHROOM
8'6 x 5'6 (2.59m x 1.68m)

LIVING ROOM
14'10 x 11'5 (4.52m x 3.48m)

KITCHEN
11'5 x 9 (3.48m x 2.74m)

OUTSIDE

RESIDENTS CAR PARK

LEASEHOLD INFORMATION
We are informed by our seller there is 90 years remaining on the lease. Service Charge £150 per month.

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.

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

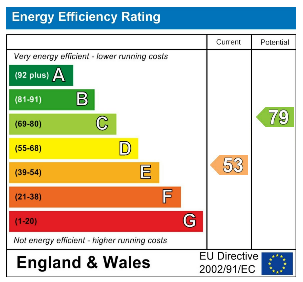
REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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.

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!

LEASEHOLD / COUNCIL TAX BAND A



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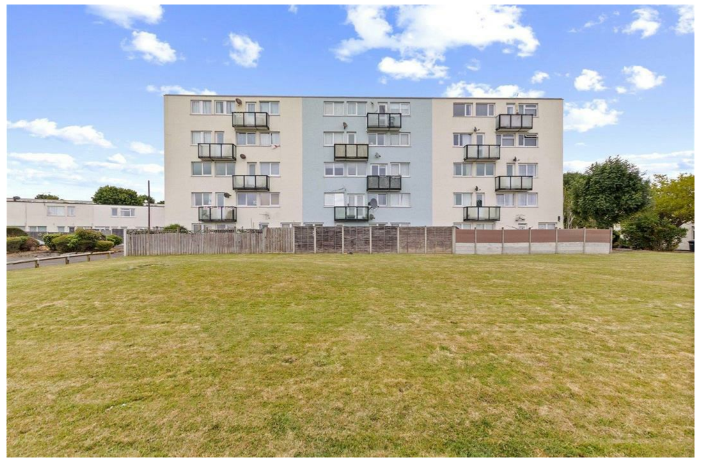

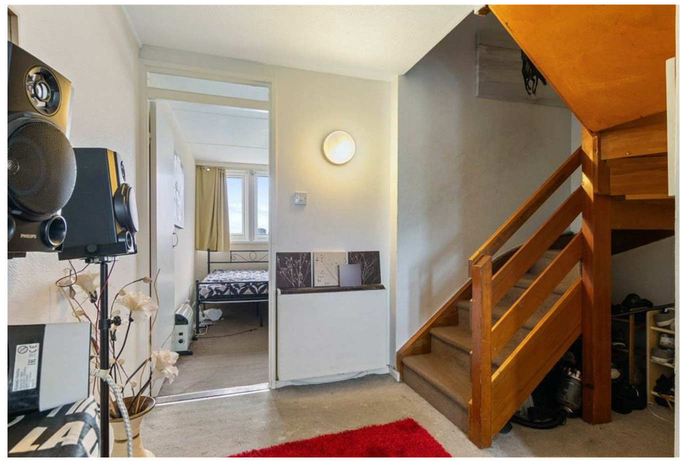

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