

Asking Price £122,500

St. Georges Walk, Gosport PO12  
1FH

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

❖ NO FORWARD CHAIN

\*\*\*\*\*NO FORWARD CHAIN \*\*\*\*\*

This charming 1 bedroom 1st floor apartment is part of a former Georgian Army Barracks and is situated within a gated development close to Gosport town centre.

The apartment has an open plan kitchen living area with a range of matching modern base and wall units, integral oven, washing machine, hob and extractor fan plus granite effect worktops. There is ample space for a fridge freezer. Feature sash windows at one end along with the high ceilings that run throughout the building give the apartment a

spacious feel.

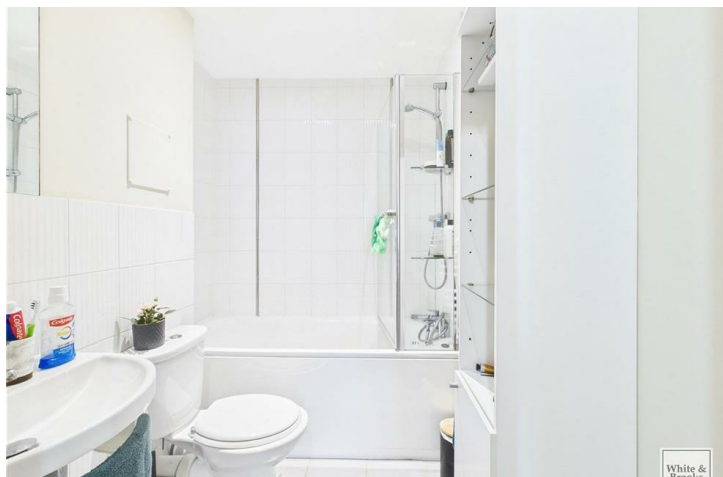
There is 1 double bedroom with built in wardrobes and additional storage made possible due to the ceiling height. The bathroom is contemporary and comprise a bath with glass screened shower over, WC and wash handbasin plus tall storage unit. The hallway houses two large storage cupboards.

St Georges Walk is ideally placed for travel throughout Gosport, or to commute to Fareham, Portsmouth and beyond. This is a great opportunity to own a property that has connections to the local areas maritime history, and would make an ideal first time buy or investment.

Call today to arrange a viewing  
02392 004660  
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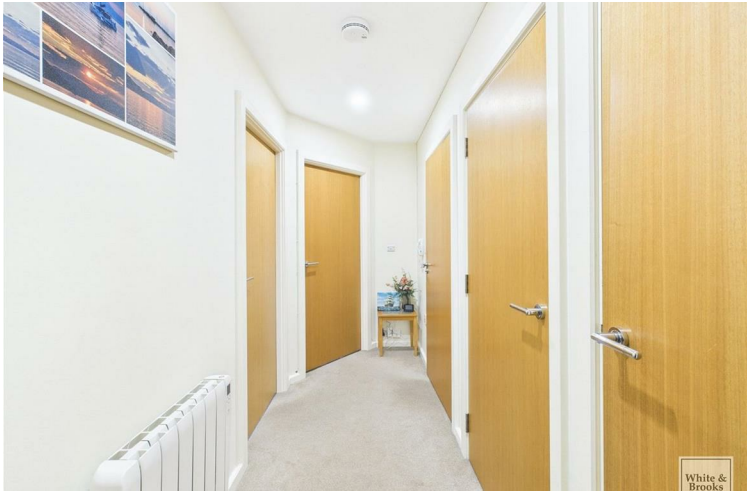


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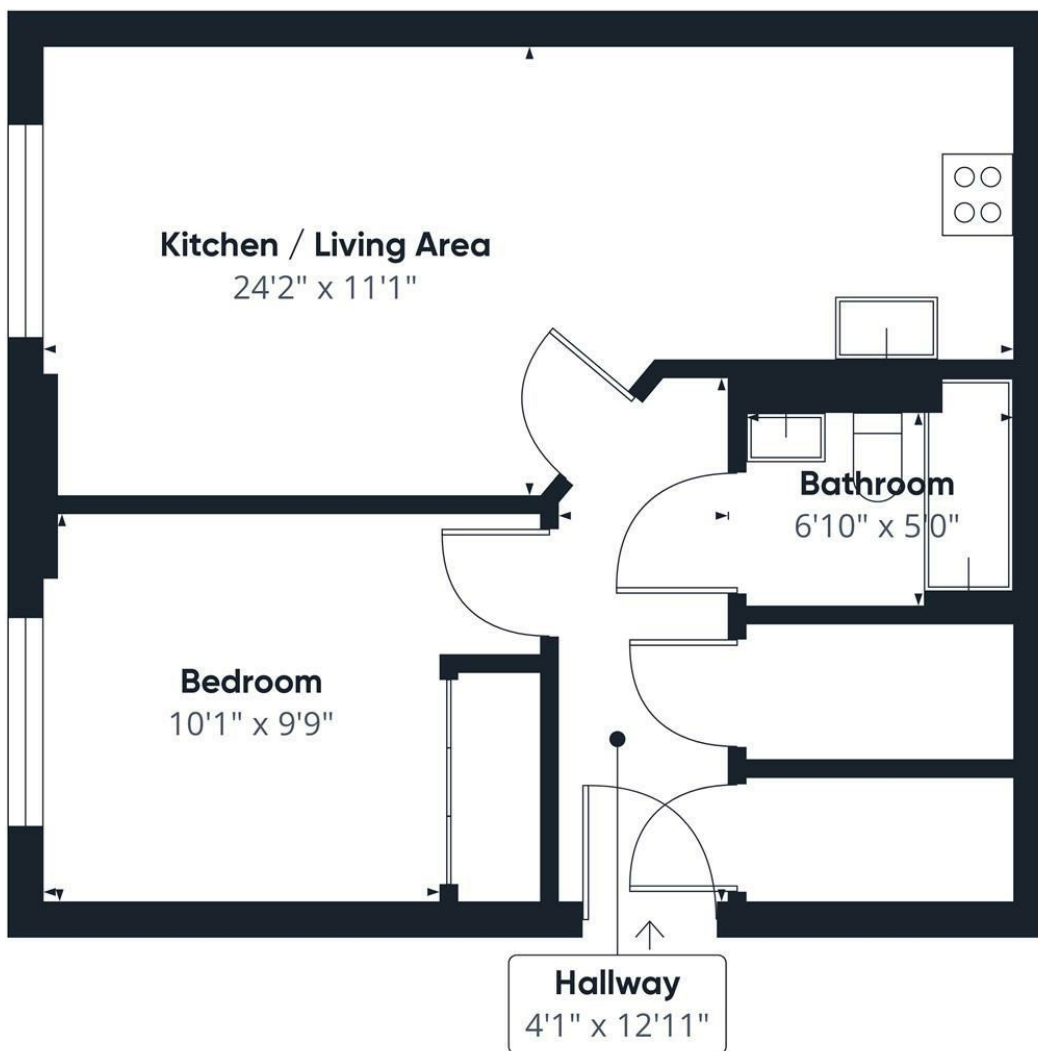


# PROPERTY INFORMATION



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		
	69	79
England & Wales	EU Directive 2002/91/EC	

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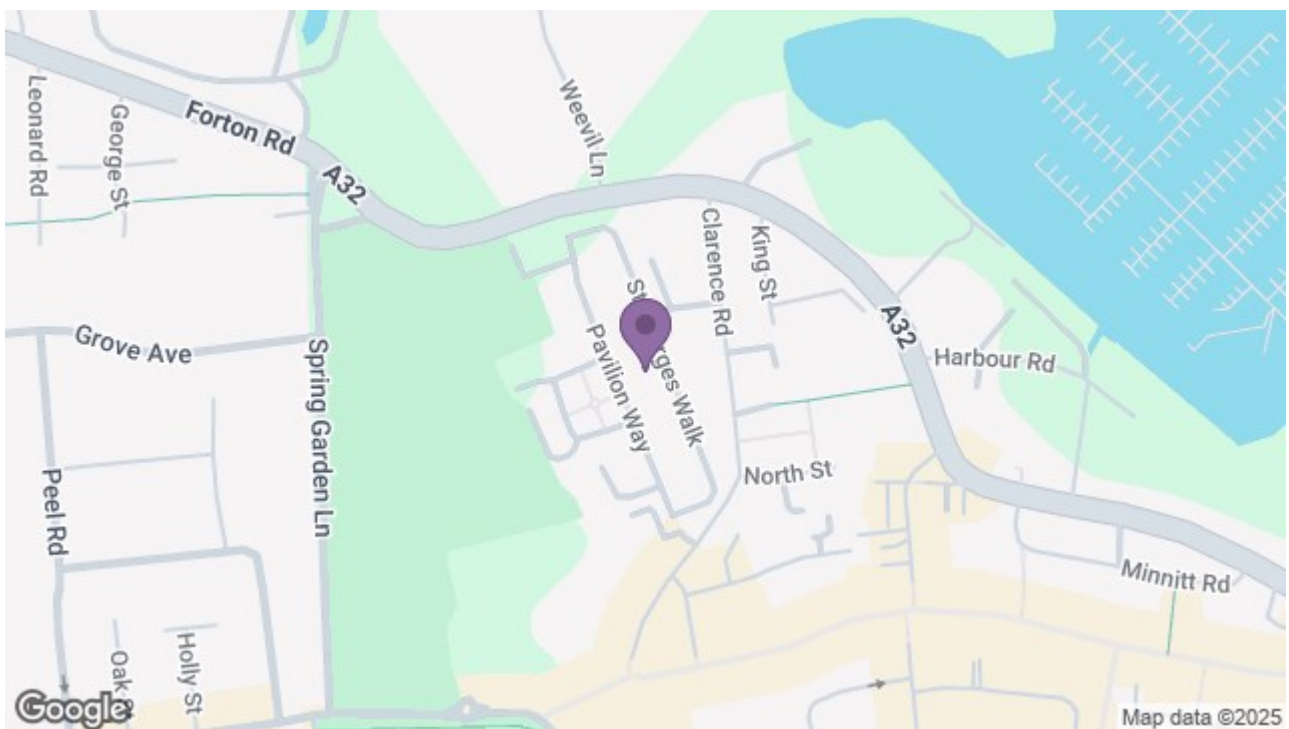
Approximate total area<sup>(1)</sup>  
498.9 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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