

Offers Over £190,000

Gale Moor Avenue, Gosport PO12  
2TF

  
bernards  
THE ESTATE AGENTS



## HIGHLIGHTS

- ◆ THREE DOUBLE BEDROOMS
- ◆ PURPOSE-BUILT FIRST FLOOR APARTMENT
- ◆ NO ONWARD CHAIN
- ◆ SPACIOUS LOUNGE/DINER
- ◆ MODERN FITTED KITCHEN
- ◆ MODERN SHOWER ROOM
- ◆ DOUBLE GLAZING & ELECTRIC HEATING
- ◆ GARAGE IN NEARBY BLOCK
- ◆ SHORT WALK TO STOKES BAY BEACH & STANLEY PARK

THREE DOUBLE BEDROOMS – GARAGE –  
ALVERSTOKE – NO CHAIN!

\*price range £190,000 - £200,000\*

Bernards Estate Agents are delighted to offer for sale this purpose-built first floor apartment, situated in the popular Gomer area of Gosport.

The property benefits from double glazing and electric heating. Internally, the accommodation comprises of a modern fitted kitchen, and a contemporary shower room. There is also a spacious lounge/diner and three well-proportioned double bedrooms with access from bedrooms two and three to a private balcony, providing a pleasant outdoor space.

Externally, the property further benefits from a garage located in a nearby block.

Conveniently positioned within a short walking distance of Stokes Bay beach and Stanley Park, the property is also ideally located for access to Bay House School and Gomer Infant and Junior Schools, making it an excellent choice for families and professionals alike.

Offered with no onward chain.

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





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# PROPERTY INFORMATION

## ENTRANCE HALL

## KITCHEN

10'10 x 9'3 (3.30m x 2.82m)

## LOUNGE

21'5 x 13'10 (6.53m x 4.22m)

## INNER HALLWAY

## BEDROOM ONE

13'7 x 12'10 (4.14m x 3.91m)

## BEDROOM TWO

13'6 x 12'7 (4.11m x 3.84m)

## BEDROOM THREE

11'3 x 7'5 (3.43m x 2.26m)

## SHOWER ROOM

## OUTSIDE

## GARAGE

## COMMUNAL GARDENS

### Leasehold Information

Balance of a 189 year lease from 25th March 1969. Current ground rent £20 a year. Maintenance charge and reserve fund £2089.22 a year.

### Council Tax Band B

### 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

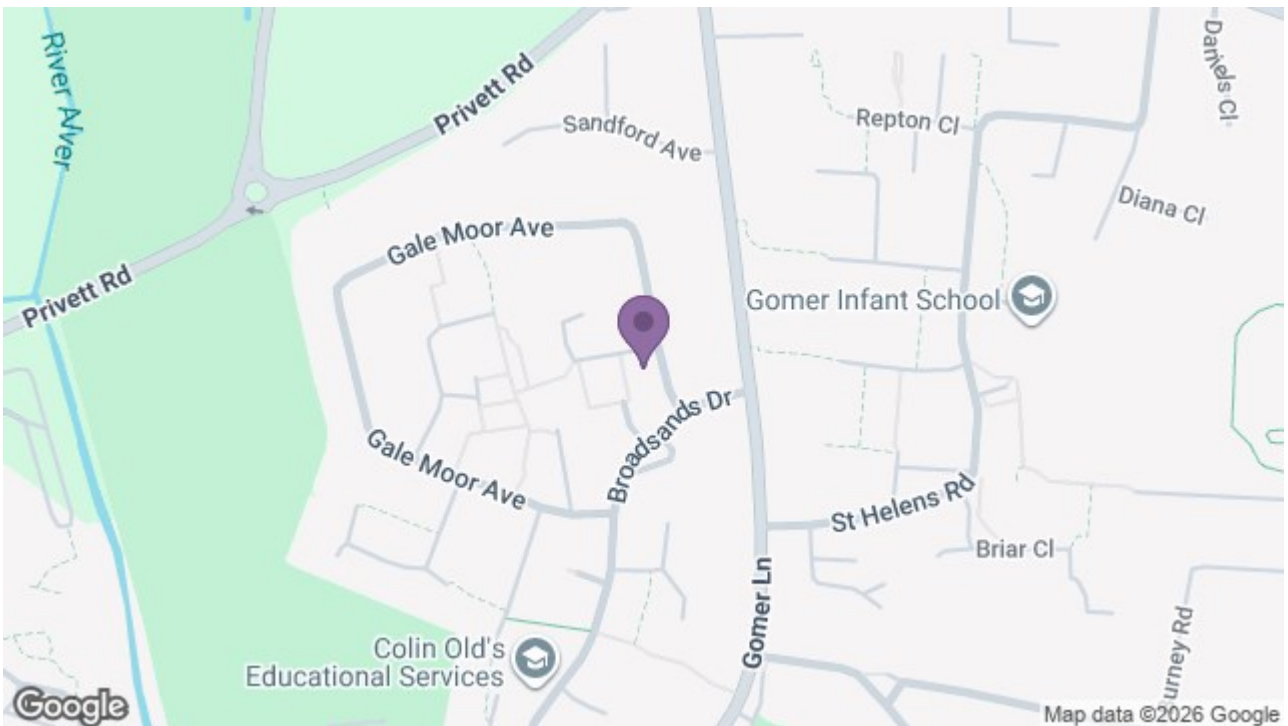
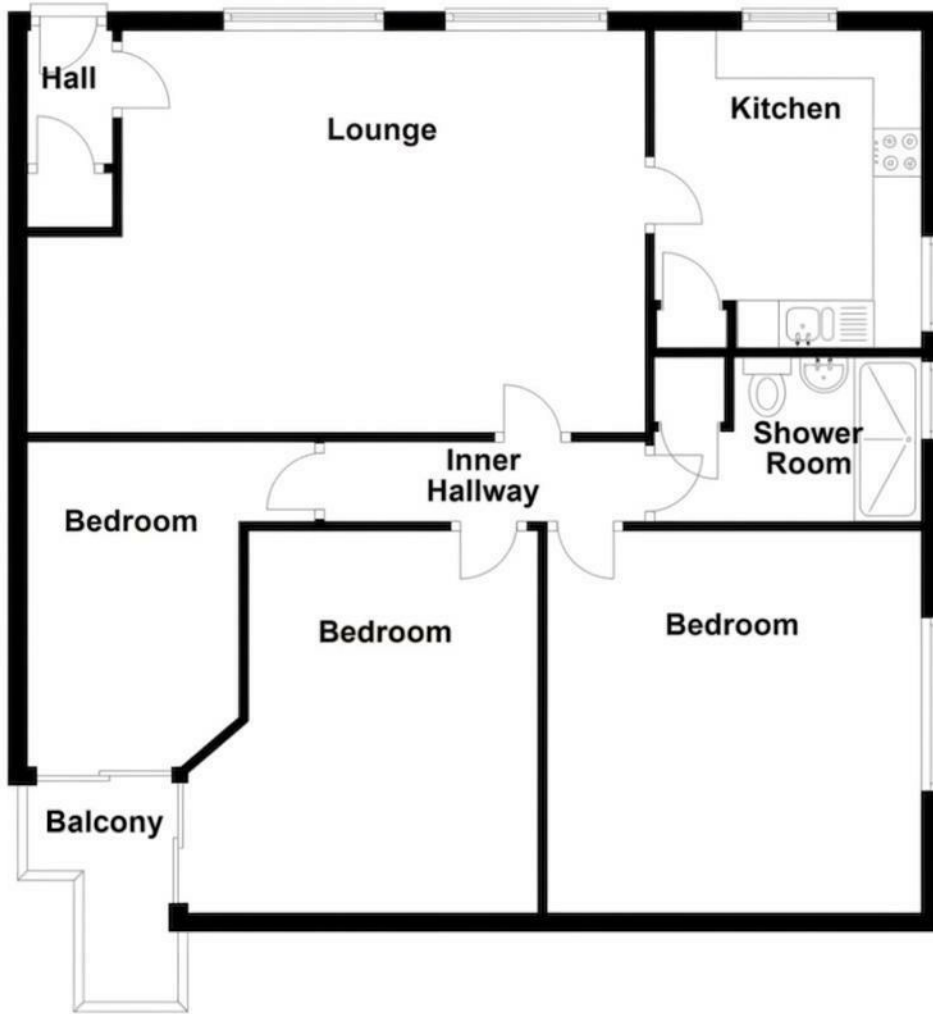
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		84
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



# First Floor



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