

Asking Price £159,995

Prince Alfred Street, Gosport PO12  
1SR

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- Two-bedroom first floor retirement apartment
- Located in the popular Alver Quay development
- Offered with no onward chain
- Suitable for residents aged 60 and over
- Two bedrooms with fitted wardrobes
- Modern fitted kitchen (refurbished approx. 5–6 years ago)
- Residents' car park
- Double glazing and gas central heating
- Sought-after location in the heart of Gosport town centre

Bernards are delighted to offer for sale this well-presented two-bedroom first floor retirement apartment, situated in the highly sought-after Alver Quay development, right in the heart of Gosport town centre.

Enjoying scenic views over the picturesque Workhouse Lake, this attractive apartment is offered with no onward chain.

Internally, the property benefits from double glazing and gas central heating, and features a generous entrance hall leading to two well-proportioned bedrooms, both with fitted wardrobes. The modern kitchen, refurbished approximately 5–6 years ago, is complemented by a spacious living room and a well-appointed

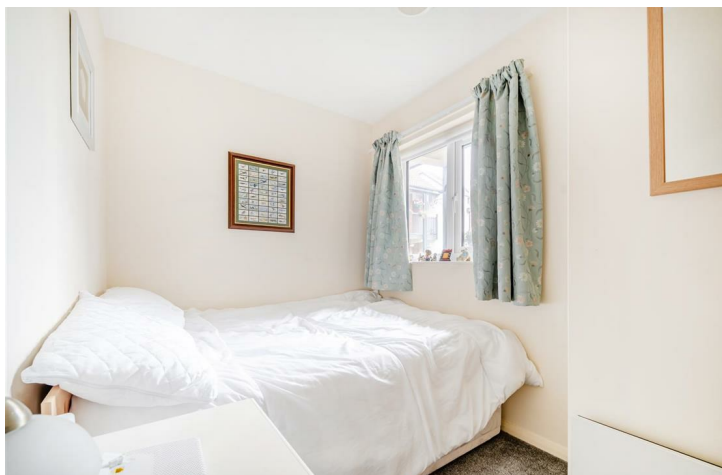
bathroom. For added peace of mind, emergency pull cords are installed throughout the apartment.

Residents of Alver Quay benefit from a range of communal facilities including a residents' lounge, laundry room, and well-maintained gardens. Additionally, there is a residents' car park offering convenient parking.

This development is exclusively available to those aged 60 and over, providing a peaceful and secure environment within easy reach of local shops, transport links, and amenities.

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

11'1 x 7'1 (3.38m x 2.16m)

## LIVING ROOM

17'9 x 12'2 (5.41m x 3.71m)

## BEDROOM ONE

12'2 x 9'3 (3.71m x 2.82m)

## BEDROOM TWO

9'2 x 6'7 (2.79m x 2.01m)

## BATHROOM

6'7 x 5'7 (2.01m x 1.70m)

## OUTSIDE

## RESIDENTS CAR PARK

### Leasehold Information

Balance of 99 year lease from 2nd November 2016

We are informed by our seller that there is a monthly service charge of £297.

### Communal Facilities

Residents communal lounge and laundry room, guest suite available to rent for the house manager, residents parking, communal garden areas.

### Leasehold / Council Tax Band C

### 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!



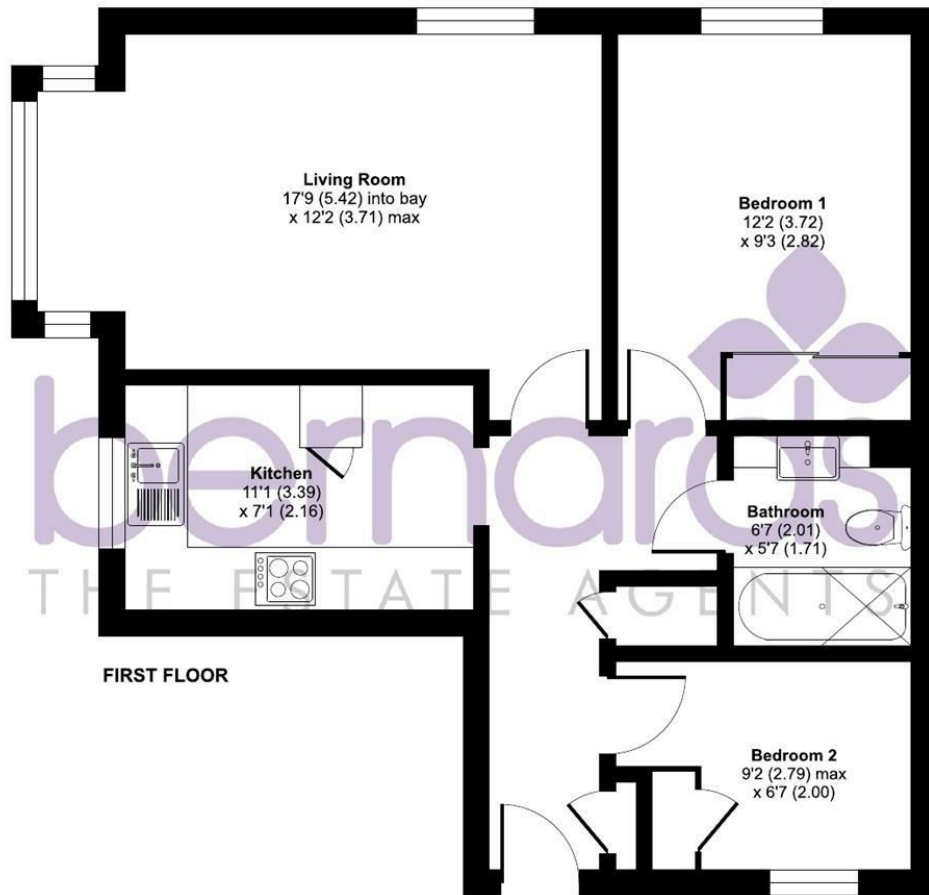
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



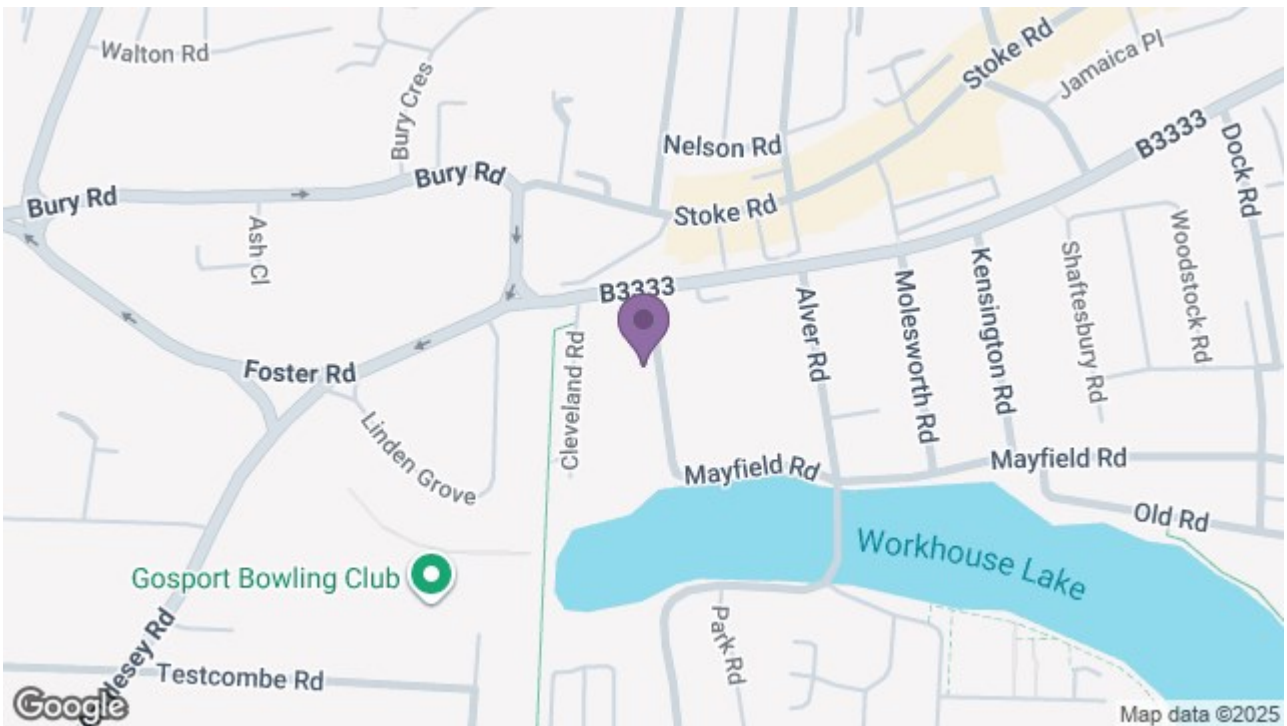
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Approximate Area = 577 sq ft / 53.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1356789



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