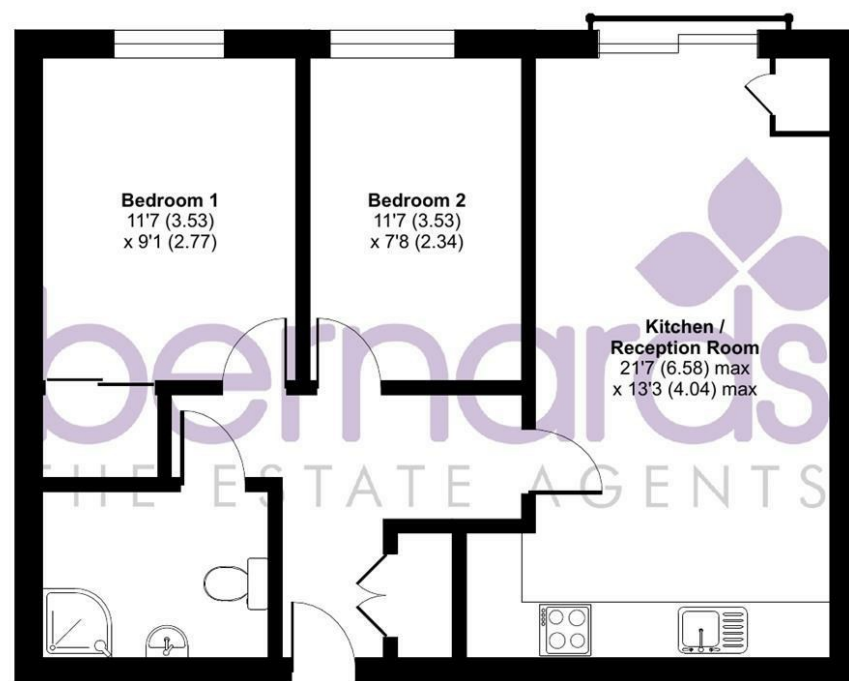




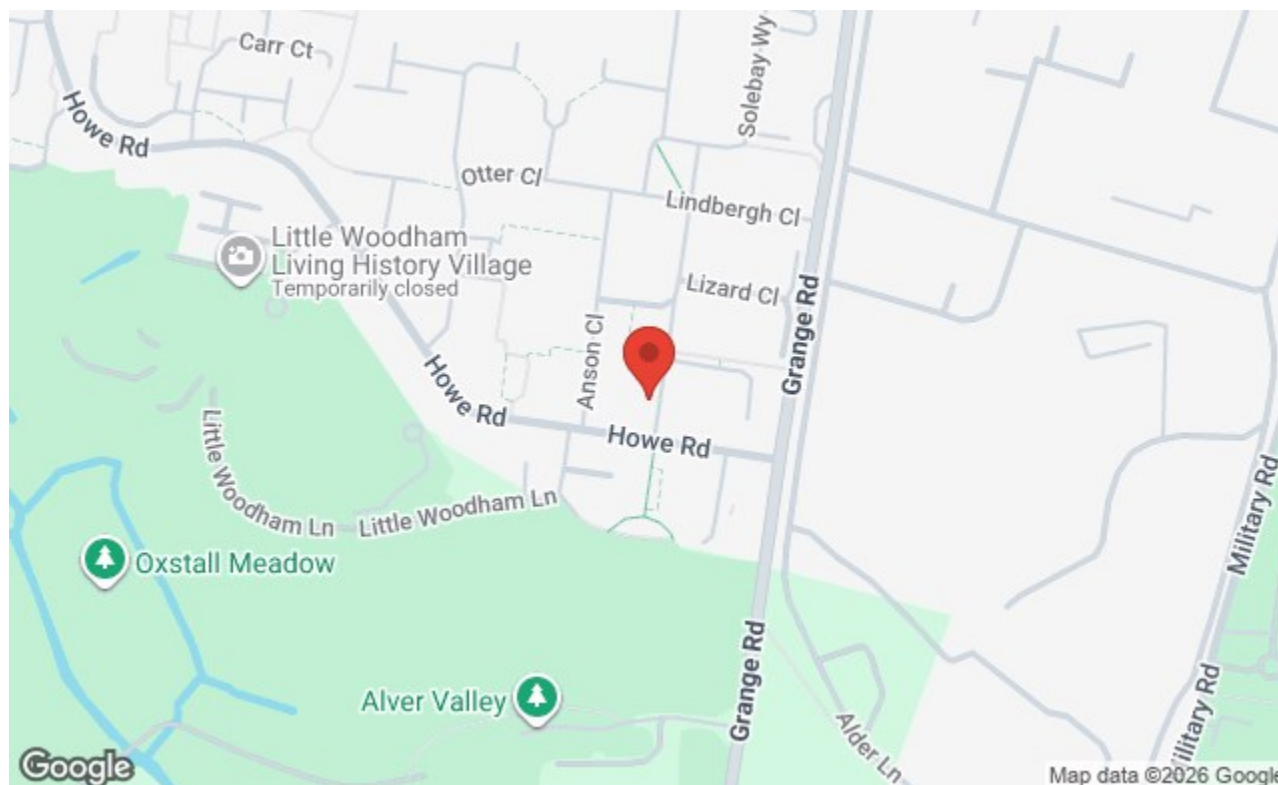
Blanchard Avenue, Gosport, PO13

Approximate Area = 617 sq ft / 57.3 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1374585



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



Offers Over £150,000

Blanchard Avenue, Gosport PO13 8NR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ OPEN PLAN KITCHEN
- ❖ FIRST FLOOR APARTMENT
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ PARKING
- ❖ THREE PIECE BATHROOM
- ❖ IDEAL FOR FIRST TIME BUYERS OR INVESTMENT
- ❖ COUNCIL TAX BAND B
- ❖ SECURE ENTRY INTERCOM SYSTEM
- ❖ DOUBLE GLAZING AND GAS CENTRAL HEATING

Bernards are delighted to offer for sale this first floor apartment with far-reaching views over Gosport, including the Spinnaker Tower. Situated in the popular Alver Village area of Gosport, this property offers comfortable and convenient living.

Inside, the apartment benefits from double glazing and gas central heating, as well as a secure entry intercom system. The spacious entrance hall leads to two double bedrooms and a bathroom, alongside a modern open-plan

living room and fitted kitchen.

Outside, there is allocated parking for your convenience.

The location is excellent, with Alver Village shops, Tesco supermarket, schools, bus routes, and the beautiful Alver Valley Nature Reserve all nearby.

This is a must-view property – contact us today to arrange a viewing!

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

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

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!

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.

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.

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.

HALLWAY

KITCHEN/RECEPTION ROOM

21'7" x 13'3" (6.58 x 4.04)

BEDROOM ONE

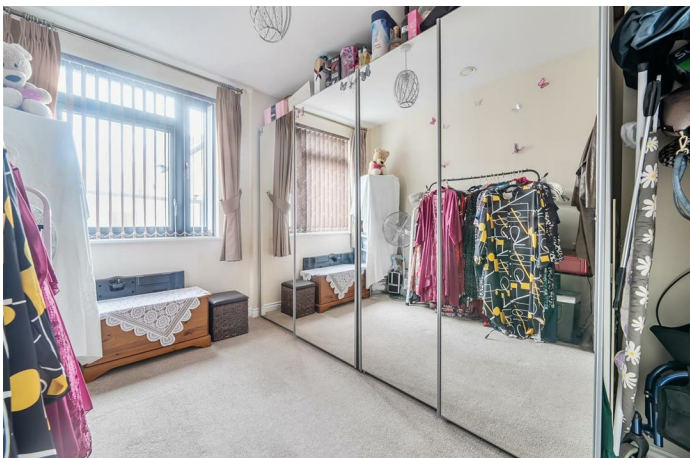
11'6" x 9'1" (3.53 x 2.77)

BEDROOM TWO

11'6" x 7'8" (3.53 x 2.34)

LEASE INFORMATION

125 years from 1 December 2012



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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