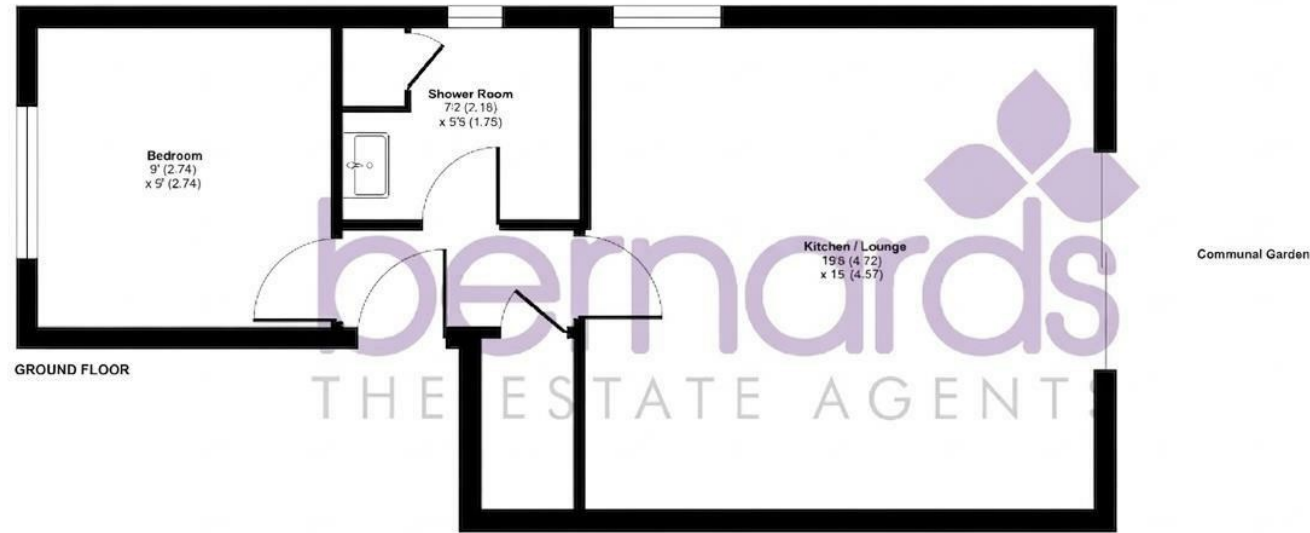
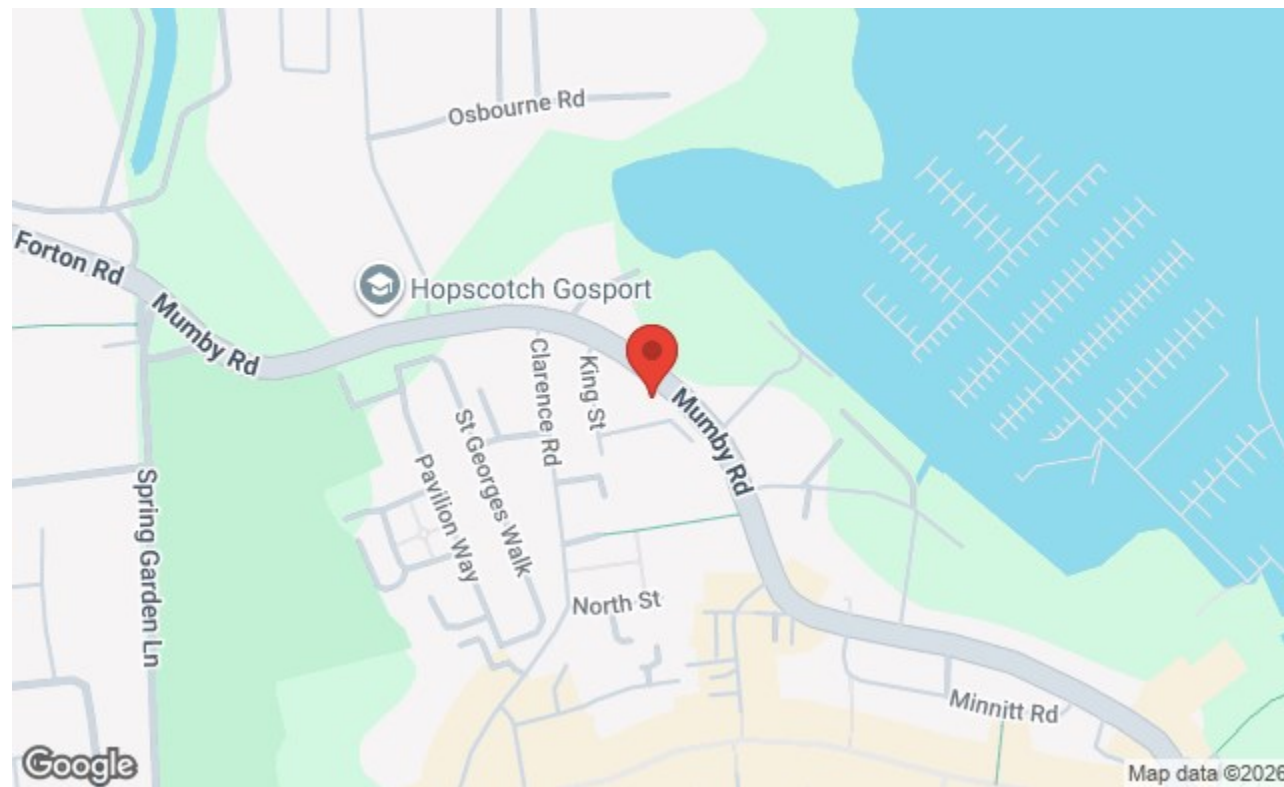


St. Matthews Court, King Street, Gosport, PO12

Approximate Area = 388 sq ft / 36 sq m
For identification only - Not to scale



This floor plan was constructed using measurements provided to ©ntchocom 2026 by a third party. Produced for Bernard's Estate and Letting Agents Ltd. REF: 1435580



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



Offers Over £115,000

King Street, Gosport PO12 1AN



HIGHLIGHTS

- One bedroom ground floor flat
- Direct access to communal gardens
- Spacious lounge/diner with patio doors
- Double glazing & gas central heating
- Secure phone entry system
- Garage located next to the block
- Town centre location
- No onward chain
- Short walk to Gosport High Street & ferry links

NEW EXTENDED LEASE OF 999 YEARS ON COMPLETION!

Spacious Ground Floor One-Bedroom Flat with Garden Access, Parking & Garage

Bernards Estate Agents are delighted to present this well-appointed, purpose-built one-bedroom ground floor flat, ideally situated in the heart of Gosport town centre.

Offering comfortable, single-level living, the property benefits from double glazing and gas central heating throughout. The accommodation comprises a secure phone entry system, welcoming entrance hall, fitted kitchen, a generously sized bedroom, modern shower room, and a bright, spacious lounge/diner. Patio doors from the living area provide direct access to the

communal gardens—perfect for relaxing or entertaining.

Externally, the property boasts a garage conveniently located adjacent to the block, along with parking available directly in front.

Offered with no onward chain, this home is ideal for buyers seeking a smooth and speedy purchase.

Located just a short stroll from Gosport High Street and the Gosport Ferry, the property enjoys excellent access to a wide range of shops, amenities, and transport links.

Early viewing is highly recommended.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

OPEN PLAN KITCHEN TO LOUNGE/DINER
15'6 x 15'0 (4.72m x 4.57m)

BEDROOM
9'0 x 9'0 (2.74m x 2.74m)

SHOWER ROOM
7'2 x 5'9 (2.18m x 1.75m)

OUTSIDE

COMMUNAL GARDEN

GARAGE & PARKING

COUNCIL TAX BAND A

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!

LEASEHOLD INFORMATION

St Matthews Court No.1 Residents Company Ltd

We are informed by our seller that there is an:

Annual Service Charge: £1,676.82

We have been informed by our seller that there will be a new lease of 999 years remaining upon completion.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	78
(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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