Asking Price £140,000

FOR SALE

Salt Meat Lane,, Gosport PO12 1GF

bernards
THE ESTATE AGENTS

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HIGHLIGHTS

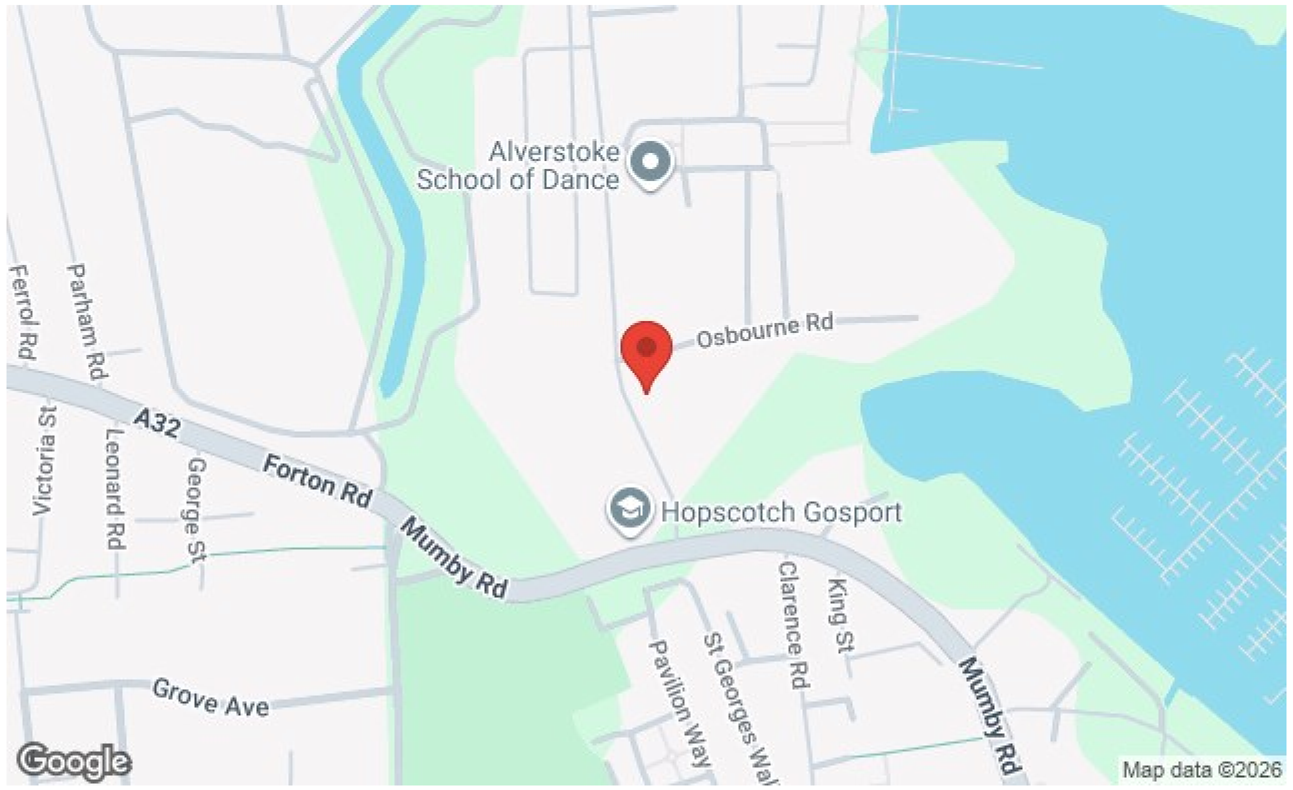
- Modern one-bedroom upper floor apartment
- Sought-after waterside location in Clarence Marina
- Lift access to all floors
- Open-plan kitchen/living area
- Two private balconies
- Double bedroom with fitted wardrobes
- Electric underfloor heating
- Secure entry phone system
- Close to shops, restaurants, bars and sailing facilities

Modern One-Bedroom Upper Floor Apartment with Lift Access and Two Parking Permits

Situated within the sought-after waterside development of Clarence Marina, this stylish purpose-built apartment is offered for sale by Bernards Estate Agents. Ideally positioned close to shops, restaurants, bars, and excellent sailing facilities, the property offers modern coastal living in a vibrant marina setting.

The apartment benefits from double glazing, electric underfloor heating, a secure entry phone system, and lift access to all floors. Internally, the accommodation comprises a spacious double bedroom with fitted wardrobes and access to a private balcony, a well-proportioned modern bathroom, and an open-plan kitchen and living area with access to a second balcony, creating a bright and airy living space ideal for both relaxing and entertaining.

Externally, residents enjoy access to a private car park, with the property benefiting from two resident parking permits.



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

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL

UTILITY CUPBOARD

OPEN PLAN KITCHEN TO LOUNGE/DINER
17'10 x 15'6 (5.44m x 4.72m)

BALCONY

BEDROOM
13'8 x 9'8 (4.17m x 2.95m)

BALCONY

BATHROOM

OUTSIDE

TWO PERMITS FOR OFF ROAD PARKING

LEASEHOLD INFORMATION
We are informed by the seller that the service charge is approximately £1,480 per annum
Ground rent approximately £175 per annum
Approximately 986 years remaining on the lease

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

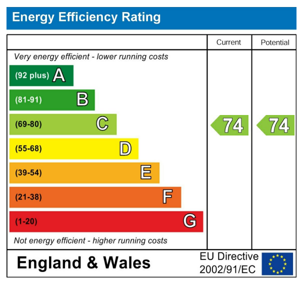
OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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!



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