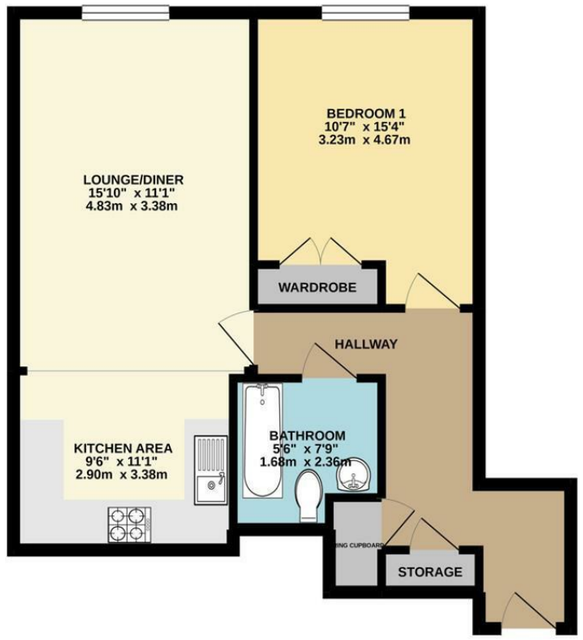
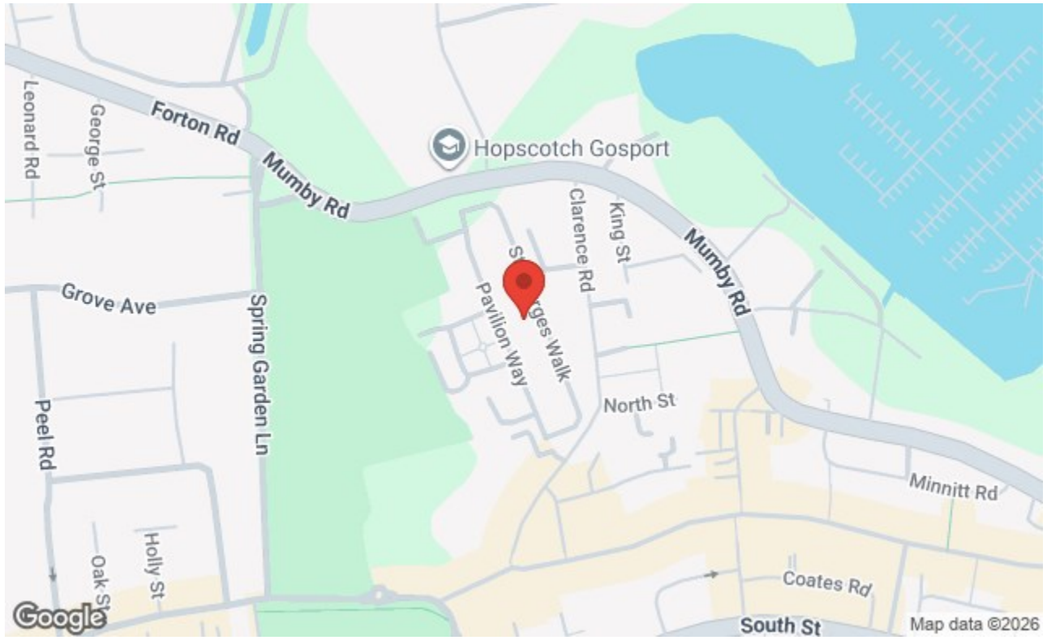
GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 544 sq.ft. (50.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



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

FOR SALE

Price Guide £100,000

St. Georges Walk, Gosport PO12 1FH

bernards
THE ESTATE AGENTS

1 1 1

HIGHLIGHTS

- Grade II listed upper floor apartment in secure St Georges Walk
- Bright and airy with high ceilings, sash windows, and blinds included
- Allocated parking, visitor spaces, secure bike store, and intercom entry
- Prime location: walking distance to High Street, bus routes & Gosport Ferry
- Accommodation: bedroom, modern bathroom, fitted kitchen with appliances & white goods

GUIDE PRICE ** £100,000 - £110,000 **

Bernards are delighted to present for sale this Grade II listed upper floor apartment, set within the secure and highly sought-after St Georges Walk development. Ideally located, the property is just a short stroll from Gosport High Street, local bus routes, and the Gosport Ferry terminal.

This charming home features electric heating, high ceilings, and classic sash windows with blinds included, creating a bright and airy sense of space throughout. The accommodation comprises a generously sized bedroom, a modern bathroom, and a fitted kitchen with integrated appliances and white goods included, seamlessly flowing into the light-filled living area.

Externally, the apartment benefits from an allocated parking space, additional visitor parking, a secure bicycle store, and intercom entry. Ideal as a first-time purchase, this property combines character, convenience, and style in a highly desirable location.

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

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN AREA
11'1 x 9'6 (3.38m x 2.90m)

LIVING ROOM
15'10 x 11'1 (4.83m x 3.38m)

BEDROOM
15'4 x 10'7 (4.67m x 3.23m)

BATHROOM
7'9 x 5'6 (2.36m x 1.68m)

OUTSIDE

ALLOCATED PARKING SPACE

AGENTS NOTE
We are informed by our seller that there are planned works to replace the roof this year, which is expected to result in a reduction in the service charge.

LEASEHOLD INFORMATION
We are informed by our seller that there is 102 years remaining on the lease.
Estate Service Charge - £1534 due biannually:
This charge includes:
SM reserve allocation
Water supply and sewage
Buildings insurance
Cleaning and electricity for common areas
Fire health & safety compliance
General building repairs
Professional fees
Contingency provision
Management charges
This covers:
Estate reserve allocation
Bin store servicing and maintenance
Communal electricity
Drain clearance
Communal TV services
Gardening services
Tree maintenance
Insurance
Security services
Gated estate maintenance
All associated professional fees

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

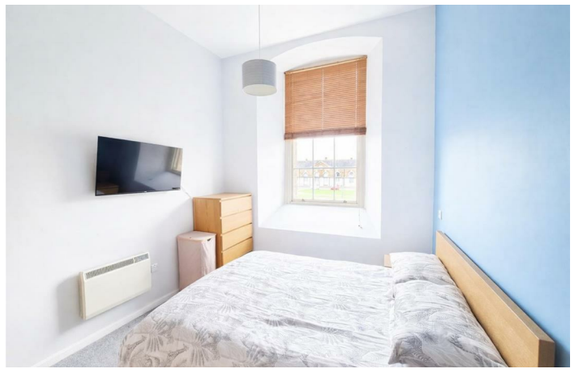
OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

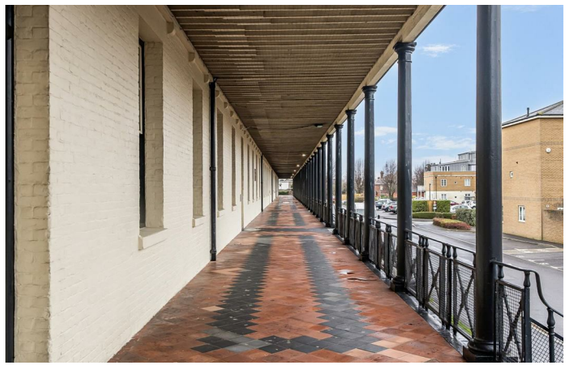
REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

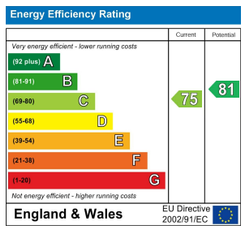
SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that 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 de

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!







Scan here to see all our properties for sale and rent

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