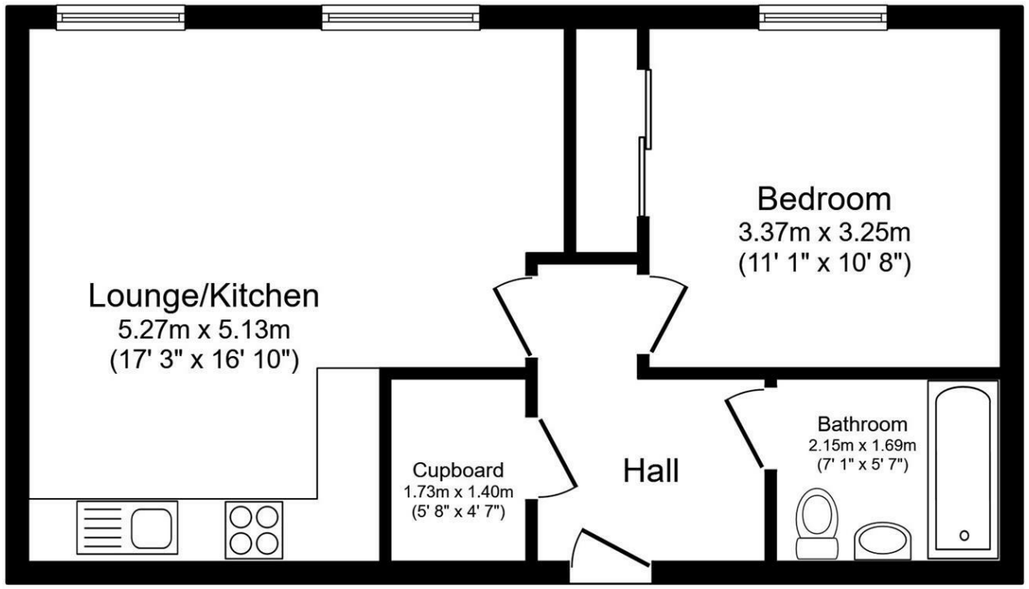


Total floor area 47.4 sq.m. (510 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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

FOR SALE

Asking Price £62,400

Weevil Lane, Gosport PO12 1GZ

bernards
THE ESTATE AGENTS



1 1 1

HIGHLIGHTS

- One-Bedroom Ground Floor Apartment
- Modern purpose-built apartment
- Stylish modern bathroom suite
- Fitted kitchen with integrated appliances
- Electric heating and double glazing
- Allocated parking
- Communal courtyard garden
- No onward chain

Bernards are delighted to offer for sale this modern 40% shared ownership, purpose-built one-bedroom ground floor apartment, ideally located within the highly sought-after Clarence Marina development in Gosport.

Situated in a vibrant waterfront setting, the property benefits from excellent sailing facilities and is just a short walk from a variety of bars, restaurants, Gosport High Street, and ferry links to Portsmouth—offering both convenience and an enviable lifestyle.

The apartment itself is presented in excellent condition throughout. It comprises a welcoming entrance hall, a stylish and modern bathroom suite, and a well-appointed fitted kitchen with integrated appliances, which opens into a spacious lounge/dining area. The double bedroom features built-in wardrobes, and the property is equipped with electric heating and double glazing throughout for comfort and efficiency.

Further features include a secure entry intercom system, an allocated parking space, and access to visitor parking bays (permit required). Residents also benefit from three bicycle storage areas, a communal courtyard garden, and an electric vehicle charging point.

This is a fantastic opportunity to acquire a beautifully maintained home in a prime marina location—ideal for first-time buyers or those looking to downsize.

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

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN/LOUNGE/DINER
17'3 x 16'10 (5.26m x 5.13m)

UTILITY CUPBOARD
5'8 x 4'7 (1.73m x 1.40m)

BEDROOM
11'1 x 10'8 (3.38m x 3.25m)

BATHROOM
7'1 x 5'7 (2.16m x 1.70m)

OUTSIDE

ALLOCATED PARKING & ADDITIONAL VISITOR PERMIT PARK

COMMUNAL COURTYARD GARDEN

BYCYCLE STORE

RESIDENTS ELECTRIC CAR CHARGING POINT

LEASEHOLD INFORMATION
We are informed by our seller there is 245 years remaining on the lease.
Monthly service charge £126.21
Monthly rent based on 40% share £254.63

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

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.

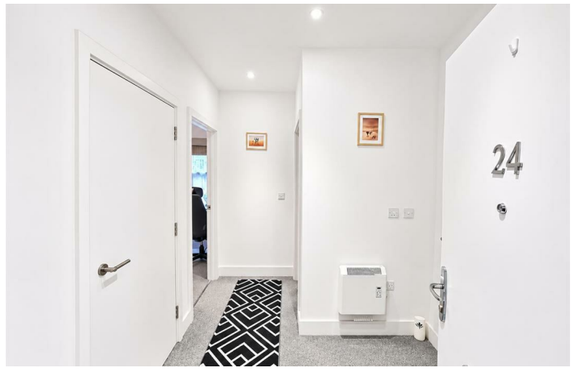
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

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.

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.





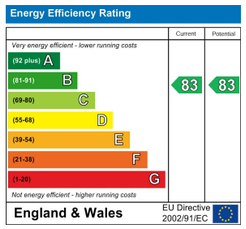












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