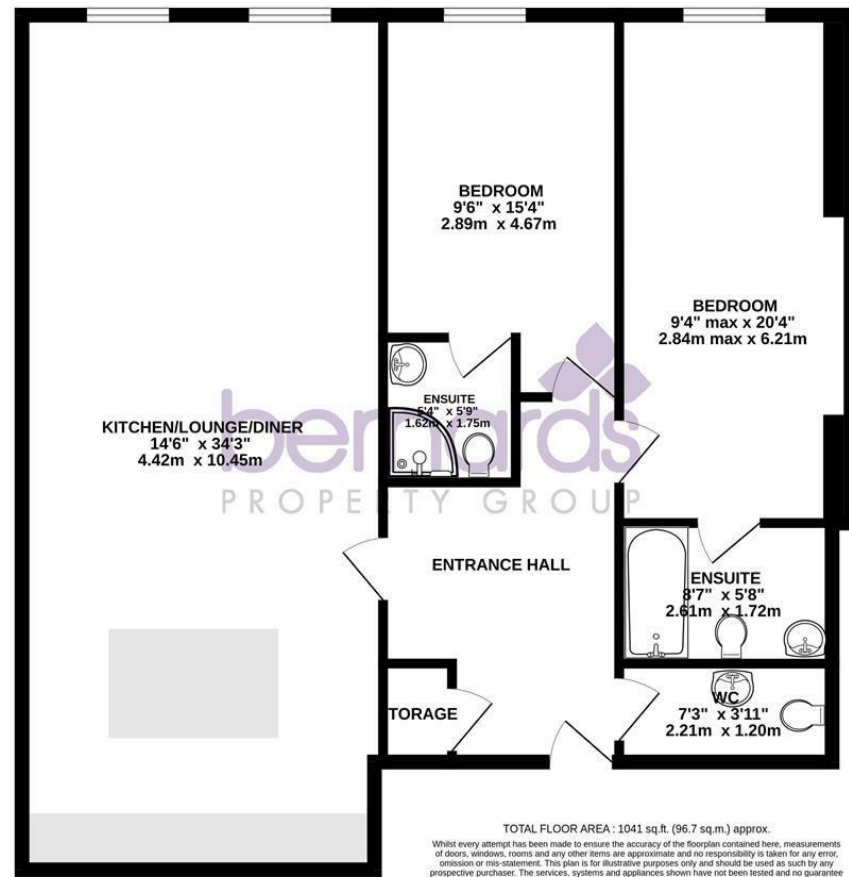
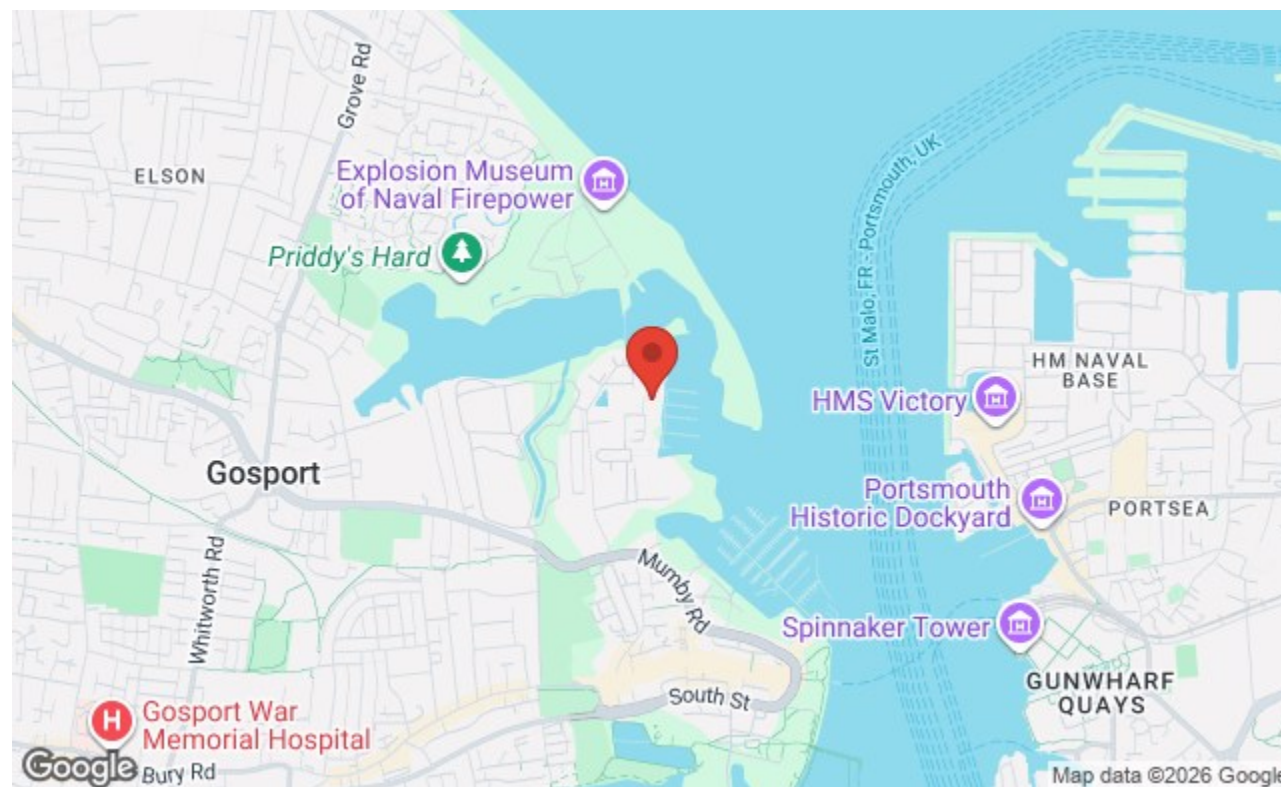


1ST FLOOR  
1041 sq.ft. (96.7 sq.m.) approx.



£1,450 Per Calendar Month

The Granary and Bakery, Royal Clarence Marina, Gosport PO12 1FX



## HIGHLIGHTS

- ❖ BRAND NEW CONVERSION
- ❖ WATERSIDE APARTMENT
- ❖ HIGH SPECIFICATION THROUGHOUT
- ❖ MARINA LOCATION
- ❖ MODERN KITCHEN
- ❖ 2 DOUBLE BEDROOMS
- ❖ OFF ROAD PARKING
- ❖ AVAILABLE NOW
- ❖ PRIME LOCATION
- A MI IST VIEW

BRAND NEW WATERSIDE TWO BEDROOM APARTMENT AVAILABLE NOW

Step into a unique blend of historic character and modern living with this stunning first-floor apartment in the iconic Granary & Bakery at Royal Clarence Marina, one of the area's most distinguished Grade II\* listed buildings.

Originally part of the Royal Navy's victualling yard, the property retains beautiful period features including high ceilings, exposed brickwork, and cast-iron details, combined with contemporary finishes throughout.

The apartment offers bright, spacious accommodation with large sash windows,

an open-plan lounge and dining area, and a modern fitted kitchen with integrated appliances. There are two double bedrooms, one with en-suite, plus a separate W/C and additional bathroom facilities, along with excellent storage.

Located within a secure gated development, residents benefit from permit parking, landscaped courtyards, and a peaceful waterfront setting close to cafés, restaurants, and the marina promenade. With excellent transport links to Portsmouth, Fareham, and Southampton, this property is ideal for professionals or those seeking coastal living.

Available now.

Call today to arrange a viewing

02392 004660

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# PROPERTY INFORMATION

## ENTRANCE HALL

### OPEN PLAN KITCHEN TO LOUNGE/DINER

34'3" x 14'6" (10.44m x 4.42m)

### BEDROOM ONE

20'1" x 9'4" max (6.12m x 2.84m max)

### ENSUITE

8'7" x 5'8" (2.62m x 1.73m)

### BEDROOM TWO

15'4" x 9'6" (4.67m x 2.90m)

### ENSUITE

5'4" x 5'10" (1.63m x 1.78m)

### ADDITIONAL W.C

3'11" x 7'3" (1.19m x 2.21m)

## OUTSIDE

### ALLOCATED PERMIT PARKING

We are informed that each flat has 1 permitted parking space.

### RIGHT TO RENT

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

### TENANT FEES

Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement e.g. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.



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		38	38
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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