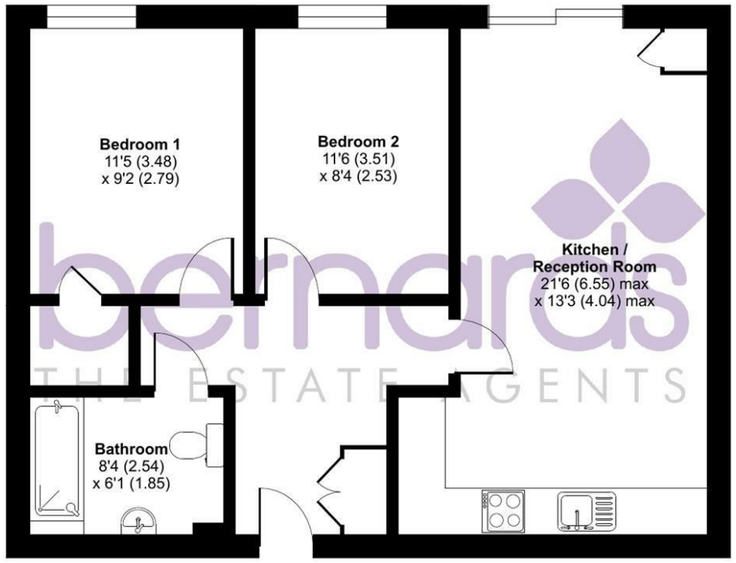
Blanchard Avenue, Gosport, PO13

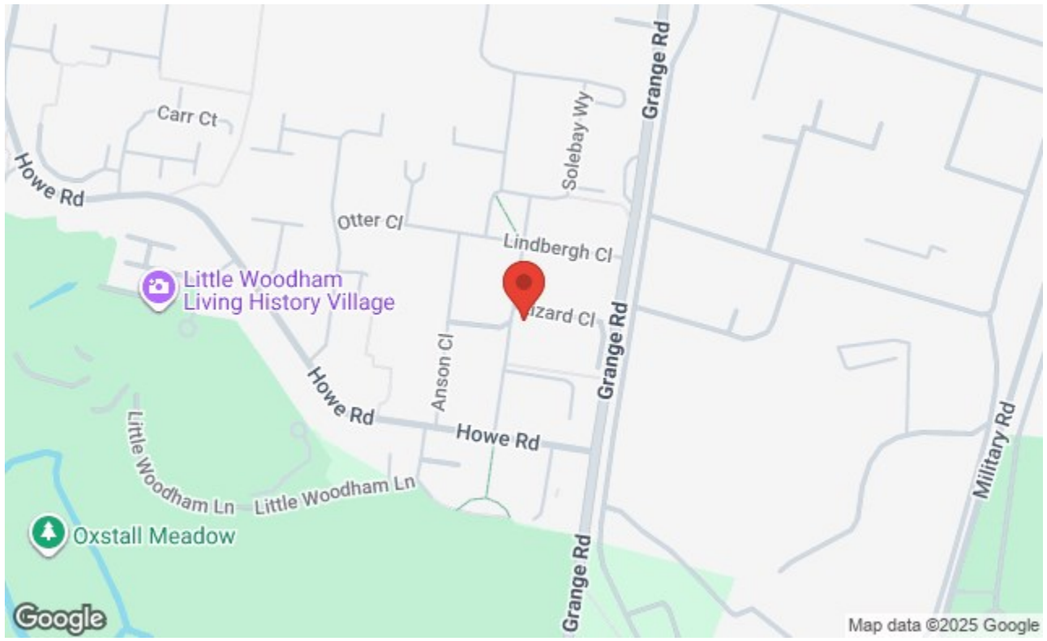
Approximate Area = 624 sq ft / 58 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1341511



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

FOR SALE

Offers Over £150,000

Blanchard Avenue, Gosport PO13 8NR

bernards THE ESTATE AGENTS

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HIGHLIGHTS

- Fifth-floor apartment in the popular Alver Village
- Two double bedrooms
- Open-plan living room with a fitted kitchen
- Double glazing and gas central heating
- Allocated parking
- Spacious entrance hall
- Secure entry intercom system
- Far-reaching views
- A must-view property

Bernards are delighted to offer for sale this fifth-floor apartment with far-reaching views over Gosport, including the Spinnaker Tower. Situated in the popular Alver Village area of Gosport, this property offers comfortable and convenient living.

Inside, the apartment benefits from double glazing and gas central heating, as well as a secure entry intercom system. The spacious entrance hall leads to two double bedrooms and a bathroom, alongside a modern open-plan living room and fitted kitchen.

Outside, there is allocated parking for your convenience.

The location is excellent, with Alver Village shops, Tesco supermarket, schools, bus routes, and the beautiful Alver Valley Nature Reserve all nearby.

This is a must-view property – contact us today to arrange a viewing!

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

PROPERTY INFORMATION

ENTRANCE HALL

OPEN PLAN KITCHEN TO LOUNGE/DINER
21'6 x 13'3 (6.55m x 4.04m)

BEDROOM ONE
11'5 x 9'2 (3.48m x 2.79m)

BEDROOM TWO
11'6 x 8'4 (3.51m x 2.54m)

BATHROOM
8'4 x 6'1 (2.54m x 1.85m)

OUTSIDE

ALLOCATED PARKING

LEASEHOLD / COUNCIL TAX BAND B

LEASEHOLD INFORMATION
We are informed by our seller that there is a service charge and ground rent combined of £188.31 per month which includes the buildings insurance.
Remaining lease of 112 years.

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.

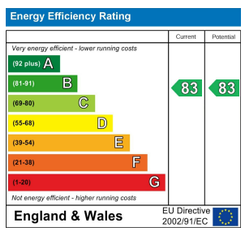
OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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!



Scan here to see all our properties for sale and rent

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