Offers In Excess Of £92,500

Cornwell Close, Gosport PO13 9QN

bernards
THE ESTATE AGENTS

2 1 1

HIGHLIGHTS

- TOP FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- 14FT LIVING ROOM
- STUDY
- RESIDENTS CAR PARKING
- NO ONWARD CHAIN
- AN IDEAL INVESTMENT OPPORTUNITY

White and Brooks are marketing this 2 bedroomed top floor Maisonette.
The property has a good sized entry hall which leads into the study and the first of the 2 double bedrooms.
Also accessed from the hallway are the stairs to the landing which leads to the living room with balcony and in turn leads through to the kitchen which is fitted with a range of cream base and wall units.

Also upstairs is the second of the double bedrooms along with the white bathroom suite consisting of basin, WC and bath with shower over.

There is communal parking for the property.

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

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PROPERTY INFORMATION

ENTRANCE HALL

STUDY
5'9 x 5'5 (1.75m x 1.65m)

BEDROOM
11'10 x 11'5 (3.61m x 3.48m)

FIRST FLOOR LANDING

BEDROOM
11'11 x 11'5 (3.63m x 3.48m)

BATHROOM
8'6 x 5'6 (2.59m x 1.68m)

LIVING ROOM
14'10 x 11'5 (4.52m x 3.48m)

KITCHEN
11'5 x 9 (3.48m x 2.74m)

OUTSIDE

RESIDENTS CAR PARK

LEASEHOLD INFORMATION
We are informed by our seller there is 90 years remaining on the lease. Service Charge £150 per month.

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.

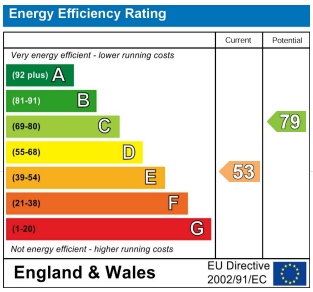
Anti Money Laundering
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy 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

Removal Quotes
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.

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.

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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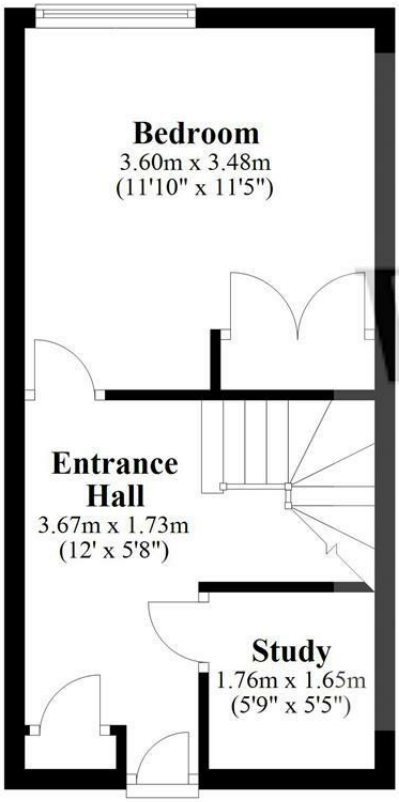
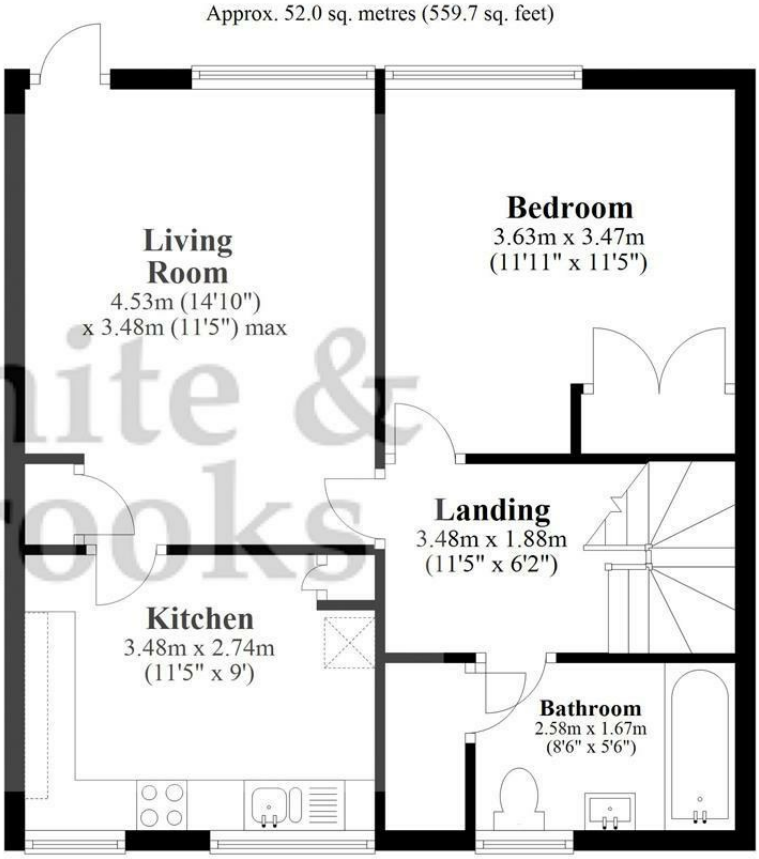
Floor 1

Approx. 25.6 sq. metres (276.1 sq. feet)



Floor 2

Approx. 52.0 sq. metres (559.7 sq. feet)



White & Brooks

Total area: approx. 77.6 sq. metres (835.7 sq. feet)

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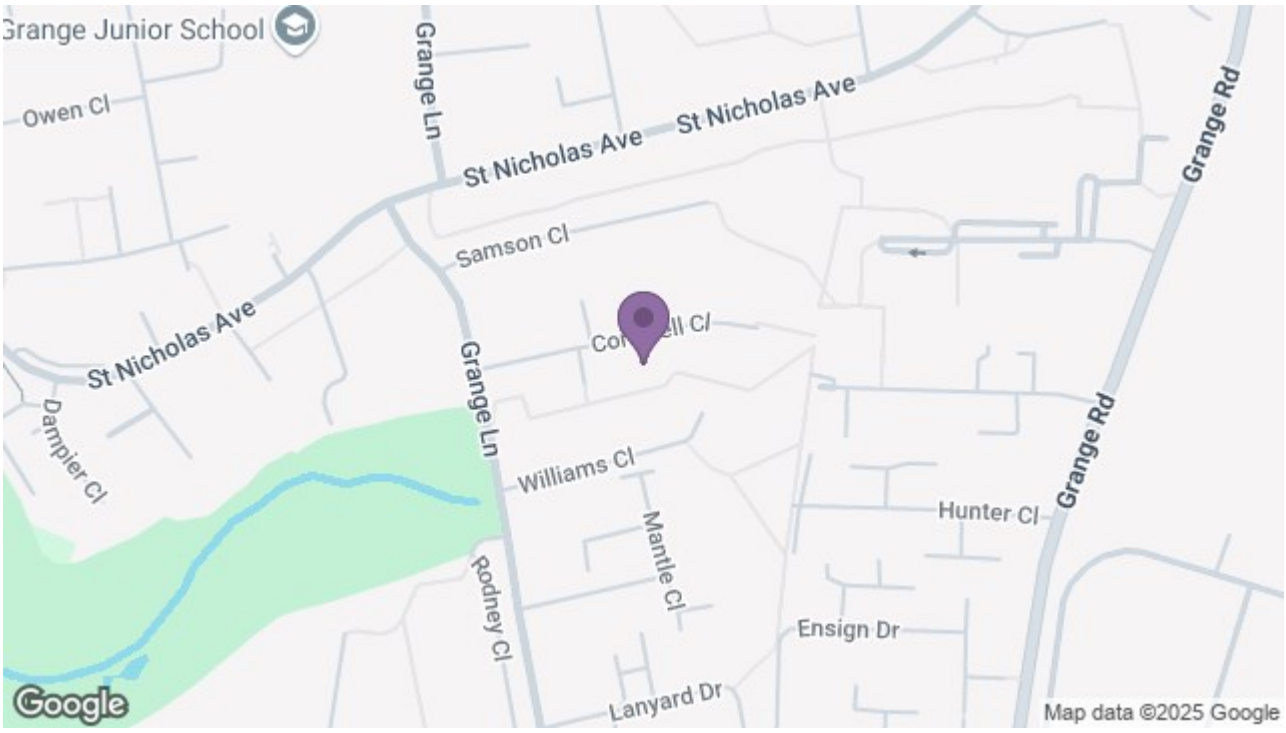

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