

Guide Price £185,000

St. Georges Walk, Gosport PO12  
1FH

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ Spacious duplex apartment
- ❖ Impressive 1,334 sq ft (124m<sup>2</sup>)
- ❖ Allocated parking space
- ❖ Three double Bedrooms
- ❖ En-suite shower room
- ❖ Town centre location
- ❖ Secure gated entrance
- ❖ Character features

We are pleased to offer for sale a very spacious duplex apartment in an historic setting close to the town centre. Offering 1334 square ft (124m<sup>2</sup>) of 'inverted' accommodation, the huge living space can't fail to impress. Moving downstairs to the sleeping quarters adds a unique feel to the property and with two bathrooms plus parking out front, the property really must be viewed.

**Lounge / Dining Room / Kitchen:** 24'1 x 21'4 (7.34m x 6.5m)  
Two full height sash windows to front elevation, wood effect flooring, double radiator, security entrance phone, stairs leading to lower ground floor.

**Kitchen Area:**  
Range of wall and base units with roll edge work top surfaces and splashbacks, built in gas hob and double oven, recess for fridge freezer, integrated washing machine and dishwasher, tiled floor to kitchen area.

**Lower Ground Floor:**  
Wood effect laminate flooring, security entrance phone radiator.

**Bedroom 1:** 16'5 x 10'1 (5m x 3.07m)  
Two double recessed wardrobes, wood effect flooring, sash

window, double radiator, door to:

**En-Suite Shower Room:**  
Large shower cubicle with tiled surrounds, low flush WC, wash hand basin, inset ceiling lighting, extractor vent.

**Bedroom 2:** 11'9 x 9'3 (3.58m x 2.82m)  
Wood effect flooring, double radiator, built in wardrobe, sash window.

**Bedroom 3:** 12'6 x 8'4 (3.81m x 2.54m)  
Wood effect flooring, double radiator, sash window.

**Bathroom:**  
With panel bath, tiled surrounds and shower over, additional separate shower cubicle, low flush WC, inset ceiling lighting, wash hand basin, heated towel rail, shaver point.

**On The Outside:**  
Allocated parking space located close by. There are additional visitors spaces.

Call today to arrange a viewing  
02392 004660  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)







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# PROPERTY INFORMATION

## Anti-Money Laundering (AML)

We 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

## 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!

## 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.

## 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.

## 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. We 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.

## Lease Information

Lease of 103 Years  
Ground rent £250  
Service Charge £2900



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	80
EU Directive 2002/91/EC		
England & Wales		



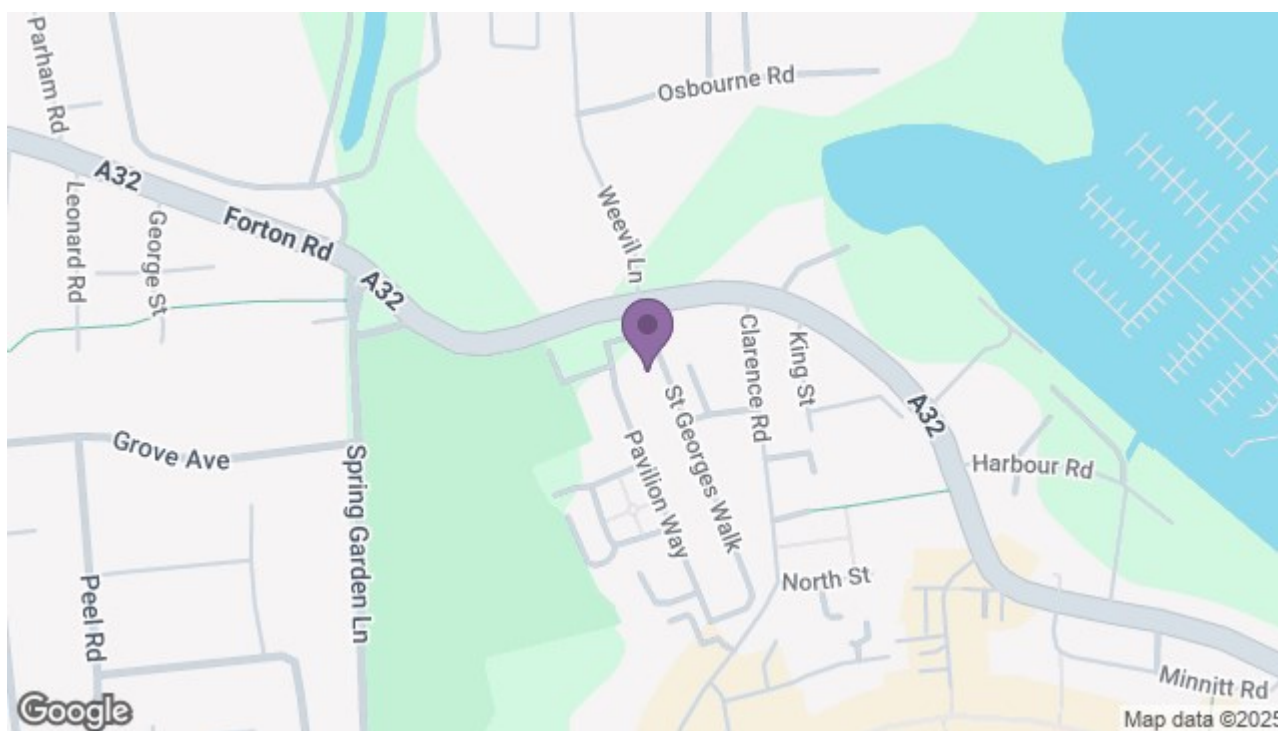


Lower Ground Floor



Raised Ground Floor

These plans are not to scale and are for illustration purposes only  
Plan produced using PlanUp.



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