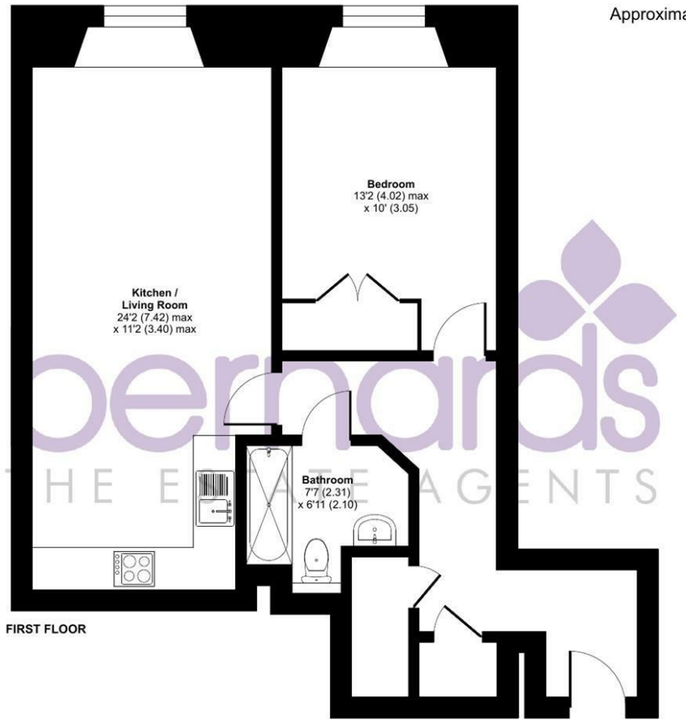
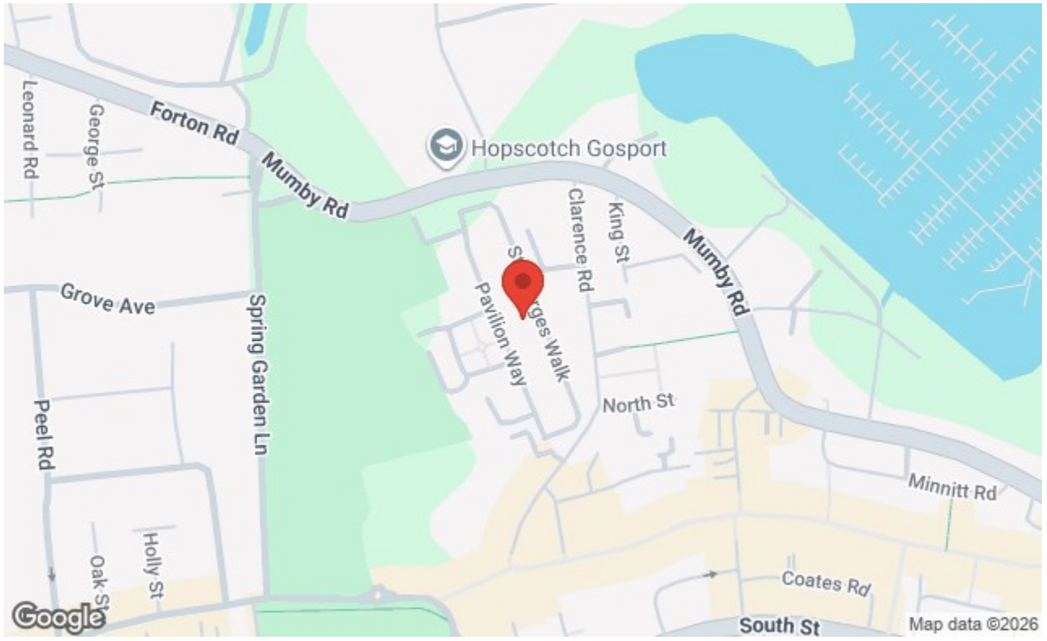
St. Georges Walk, Gosport, PO12

Approximate Area = 590 sq ft / 54.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1397129



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

FOR SALE

Price Guide £115,000

St. Georges Walk, Gosport PO12 1FH

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HIGHLIGHTS

- Charming Grade II listed upper-ground apartment
- Full of character with high ceilings, sash windows
- Fitted kitchen with integrated appliances
- Allocated parking space
- Secure bicycle store
- Short walk to Gosport High Street, local bus routes, and the Gosport Ferry terminal

PRICE GUIDE £115,000 - £125,000.

Bernards are delighted to present for sale this charming Grade II listed upper floor apartment, set within the secure and sought-after St Georges Walk development. Ideally located, the property is just a short walk from Gosport High Street, local bus routes and the Gosport Ferry terminal.

This characterful home features electric heating, impressive high ceilings and sash windows, creating a wonderful sense of space throughout. The accommodation includes a generous sized bedroom, a modern bathroom and a fitted kitchen with integrated appliances, open-plan to the bright and inviting living area.

Externally, the apartment benefits from an allocated parking space with additional visitor parking, a secure bicycle store and an intercom entry system. This property makes an excellent first-time purchase.

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

PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM/KITCHEN
24'4" x 11'1" (7.42 x 3.40)

BEDROOM
13'2" x 10'0" (4.02 x 3.05)

BATHROOM
7'6" x 6'10" (2.31 x 2.10)

OUTSIDE

ALLOCATED PARKING

LEASEHOLD INFORMATION
Balance of a 125 year lease from 1st July 2003. Current ground rent £150 per year
This charge includes:
SM reserve allocation
Water supply and sewage
Buildings insurance
Cleaning and electricity for common areas
Fire health & safety compliance
General building repairs
Professional fees
Contingency provision

Management charges
This covers:
Estate reserve allocation
Bin store servicing and maintenance
Communal electricity
Drain clearance
Communal TV services
Gardening services
Tree maintenance
Insurance
Security services
Gated estate maintenance
All associated professional fees

The costings for each are as follows due biannually:
Estate - £568.70
Barrack Block External - £645.57
Barrack Block Internal - £30.64
Water - £373.16

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.

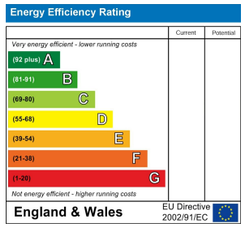
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

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.

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.

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.

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.



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