

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac 10/2021.



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



Offers Over £80,000

Inverness Road, Gosport PO12 3HL



HIGHLIGHTS

- ❖ No onward chain
- ❖ Top floor flat
- ❖ Ideal first-time purchase or investment
- ❖ Double bedroom
- ❖ Modern bathroom with white suite
- ❖ Open plan living room and kitchen
- ❖ Security intercom system
- ❖ Allocated parking

NO ONWARD CHAIN! TOP FLOOR FLAT WITH ALLOCATED PARKING! NEW EXTENDED LEASE!

Bernards estate agents are pleased to present this fantastic starter home. The property benefits from double glazing, electric heating, and a security intercom system. A recently replaced composite front door opens into the entrance hall, which provides access to a double bedroom, a modern bathroom with a white suite, and a living room that is open plan to the kitchen. Externally, the property also benefits from allocated parking.

Call today to arrange a viewing
02392 004660

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PROPERTY INFORMATION

ENTRANCE HALL

OPEN PLAN KITCHEN TO LOUNGE

15'9 x 10'6 (4.80m x 3.20m)

BEDROOM

13'6 x 8'11 (4.11m x 2.72m)

BATHROOM

8'5 x 5'8 (2.57m x 1.73m)

OUTSIDE

ALLOCATED PARKING

LEASEHOLD INFORMATION

We have been informed by our seller that there will be a new lease of 125 years remaining upon completion. The maintenance fees are £173.37 per month. Ground rent £75 per annum.

COUNCIL TAX BAND B

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.

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!

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.



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			
EU Directive 2002/91/EC		72	80
England & Wales			

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