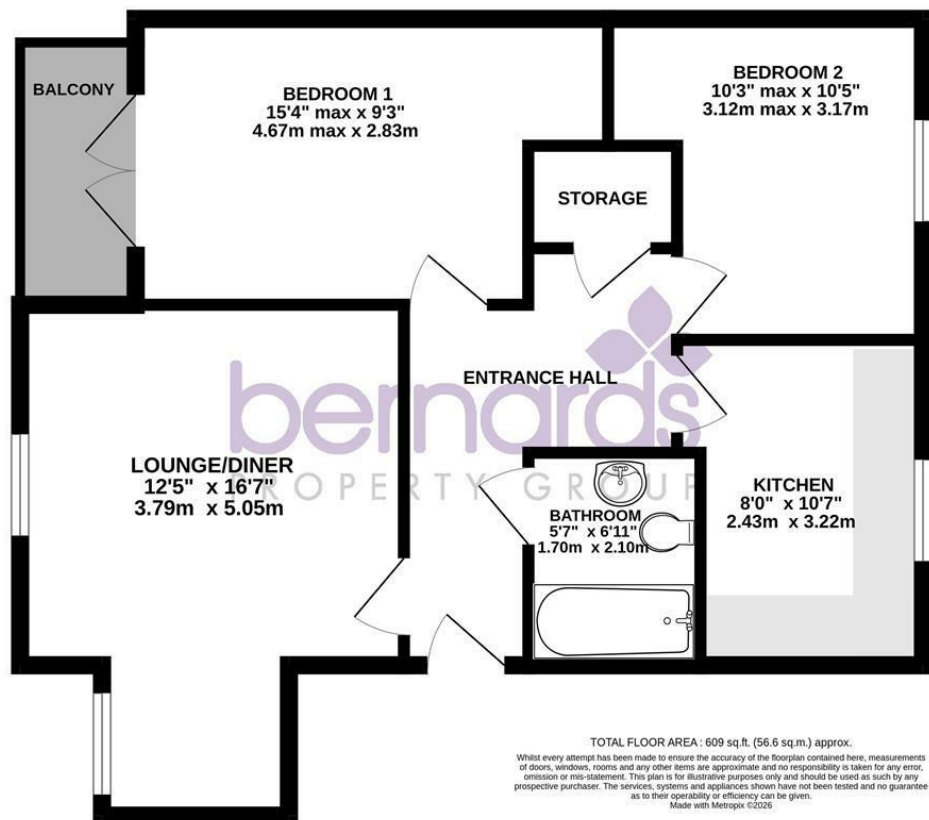


2ND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.

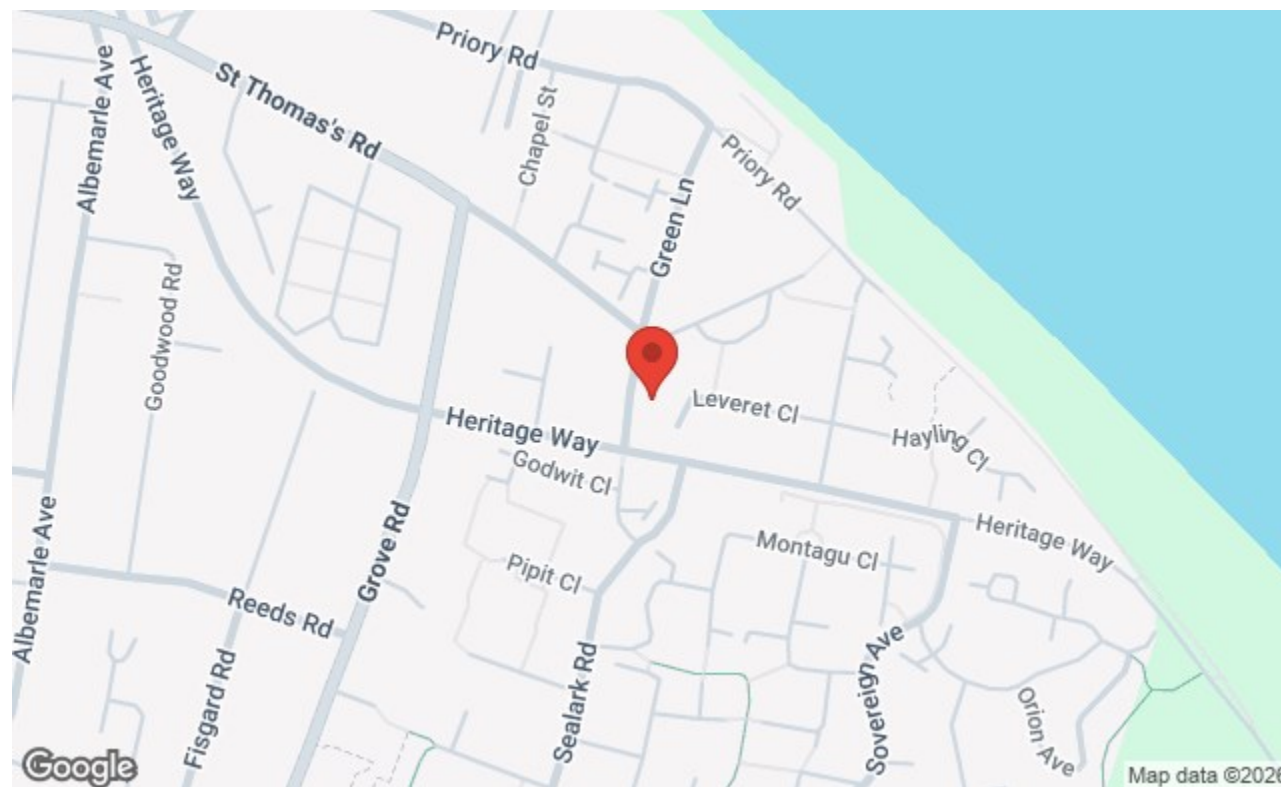


**FOR SALE**

Offers Over £160,000

St. Helier Road, Gosport PO12 4FJ

**bernards**  
THE ESTATE AGENTS



2 1 1

## HIGHLIGHTS

- Modern purpose-built two-bedroom first-floor apartment
- Sought-after Priddys Hard location
- Short walk to the Hardway waterfront
- Two double bedrooms
- Spacious lounge/diner
- Fitted kitchen
- Allocated parking
- No chain

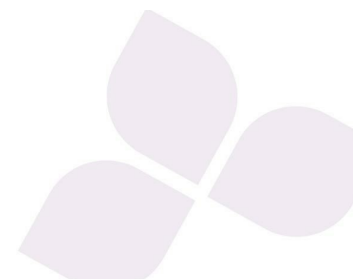
Bernards Estate Agents are delighted to offer for sale this purpose-built, modern two-bedroom first-floor apartment, located in the highly sought-after Priddys Hard area of Gosport. The property is just a short walk from the Hardway waterfront and is conveniently close to local pubs and bus routes.

The apartment benefits from double glazing and electric heating throughout, along with a security intercom entry system and allocated parking. Internally, the

accommodation comprises two double bedrooms, a spacious lounge/diner with access to a balcony, a fitted kitchen, and a bathroom.

A must-view property.

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



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



# PROPERTY INFORMATION

- ENTRANCE HALL**
- KITCHEN**  
10'7 x 8'0 (3.23m x 2.44m)
- LOUNGE/DINER**  
16'7 x 12'5 (5.05m x 3.78m)
- BEDROOM ONE**  
15'4 x 9'3 (4.67m x 2.82m)
- BALCONY**
- BEDROOM TWO**  
10'5 x 10'3 (3.18m x 3.12m)

- BATHROOM**  
6'11 x 5'7 (2.11m x 1.70m)
- OUTSIDE**
- ALLOCATED PARKING**

**LEASEHOLD INFORMATION**  
We have been informed by our seller that the property is leasehold with a lease term of 999 years from 1998. Leasehold charges are as follows:  
Ground rent: £125 per annum (approx)  
Service charge: £2000 per annum. (approx)

**COUNCIL TAX BAND D**  
**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!



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		70	75
England & Wales			



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