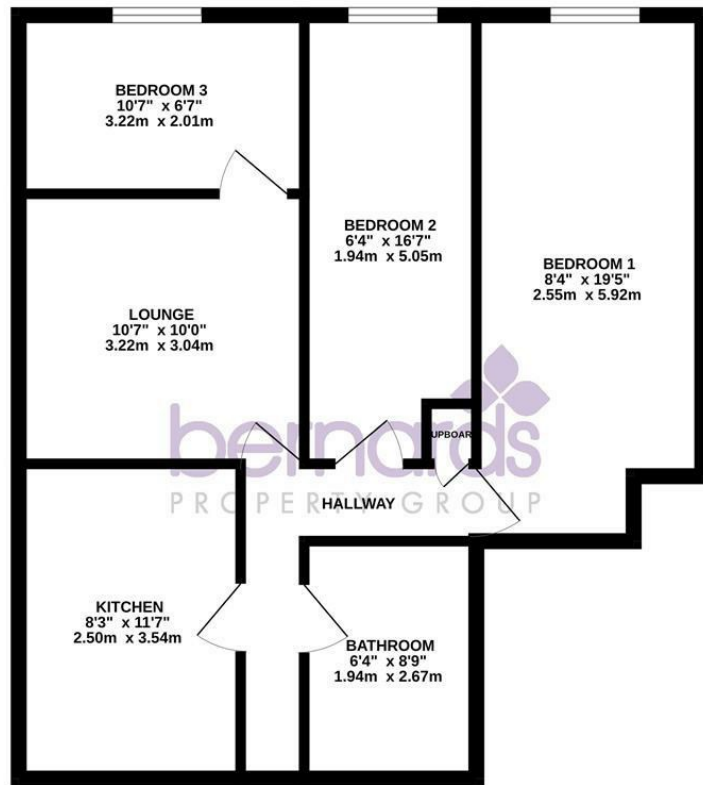
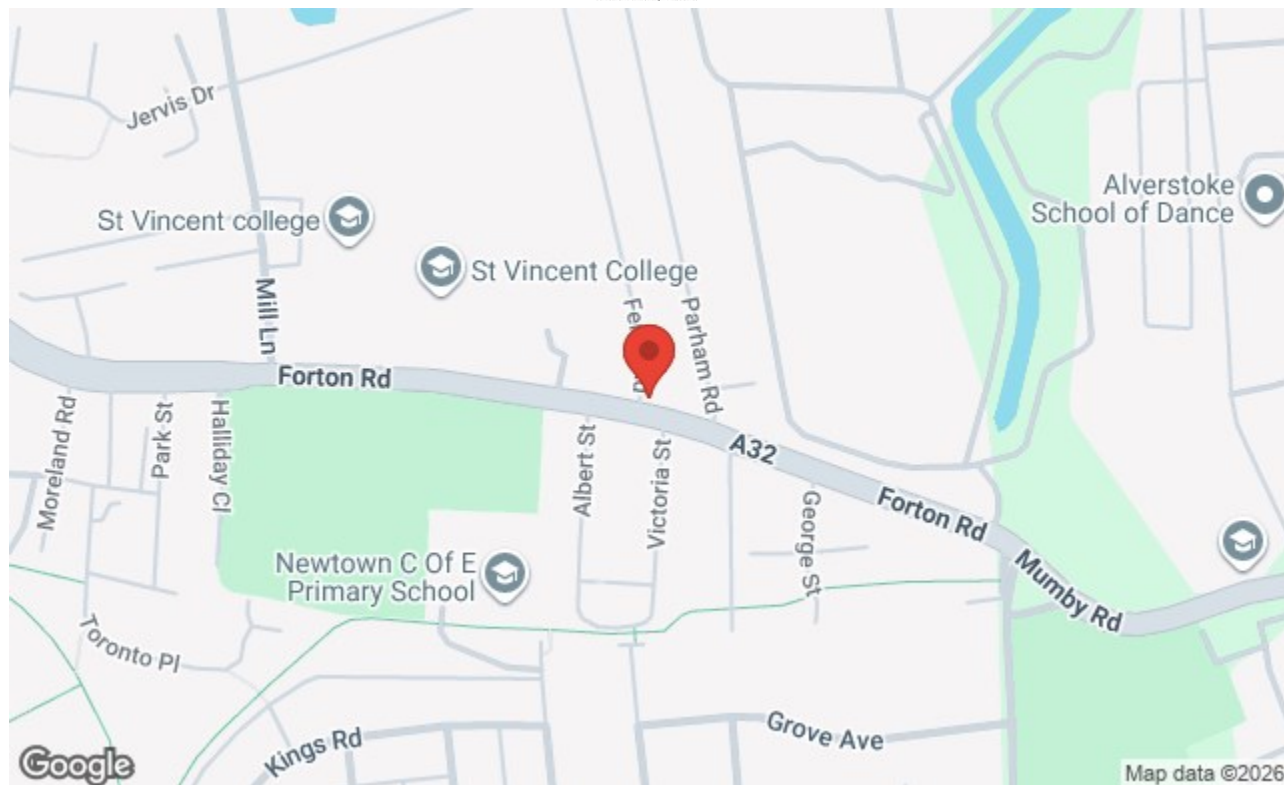


TOP FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 633 sq.ft. (58.8 sq.m.) approx.  
While 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 mis-statement. 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.  
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97 High Street, Gosport, PO12 1DS  
t: 02392 004660



Asking Price £130,000

Forton Road, Gosport PO12 3HE



## HIGHLIGHTS

- MODERN 3-BEDROOM TOP FLOOR APARTMENT
- MODERN FITTED KITCHEN
- SECURITY ENTRY PHONE SYSTEM
- DOUBLE GLAZING AND ELECTRIC HEATING
- LIFT ACCESS TO ALL FLOORS
- ALLOCATED PARKING SPACE
- ADDITIONAL VISITOR PARKING
- COMMUNAL CYCLE STORE
- CLOSE TO BUS ROUTES, SCHOOLS AND LOCAL SHOPS

MODERN 3-BEDROOM TOP FLOOR FLAT WITH ALLOCATED PARKING!

Bernards Estate Agents are pleased to present this purpose-built apartment, originally a two-bedroom and thoughtfully converted into a three-bedroom home.

The property benefits from double glazing and electric heating throughout. Internally, it comprises an entrance hall with security entry phone system, a modern fitted

kitchen, bathroom, two double bedrooms, a spacious living room with access to the third bedroom, and well-proportioned accommodation overall.

The building offers lift access to all floors for added convenience. Externally, the property includes an allocated parking space, visitor parking bays, and a cycle store.

Ideally located close to local bus routes, schools, and shops, this property is well suited for both families and investors alike.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



# PROPERTY INFORMATION

## ENTRANCE HALL

**KITCHEN**  
11'7 x 8'3 (3.53m x 2.51m)

**LIVING ROOM**  
10'7 x 10'0 (3.23m x 3.05m)

**BEDROOM ONE**  
19'5 x 8'4 (5.92m x 2.54m)

**BEDROOM TWO**  
16'7 x 6'4 (5.05m x 1.93m)

**BEDROOM THREE**  
10'7 x 6'7 (3.23m x 2.01m)

**BATHROOM**  
8'9 x 6'4 (2.67m x 1.93m)

**OUTSIDE**  
**ALLOCATED PARKING SPACE**

**VISITOR PARKING BAYS**  
**CYCLE SHED**

**LEASEHOLD INFORMATION**

We are informed by our seller that there is a balance of a 125-year lease from 1st January 2002. The current ground rent is £0, with maintenance charges of £1,570.72 per annum plus a sinking fund contribution of £346.15 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.

**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

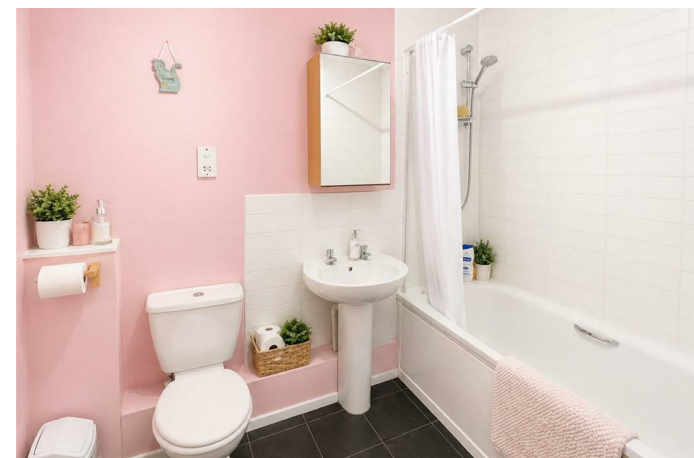
all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

**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 plus) 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	
57	78
EU Directive 2002/91/EC	
England & Wales	



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