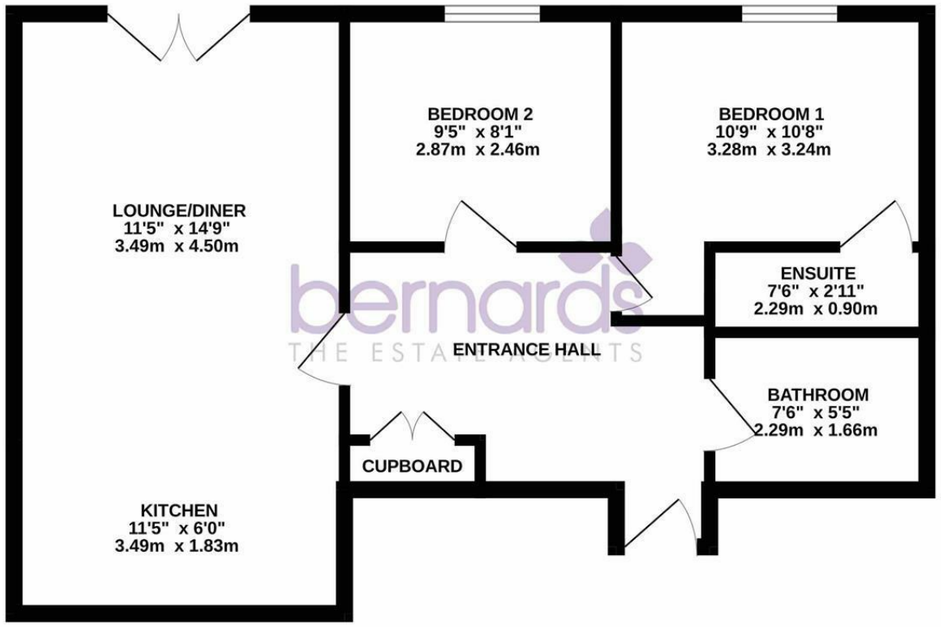
GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.







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

FOR SALE

# Asking Price £149,995

99 Heritage Way, Gosport PO12 4WE

bernards THE ESTATE AGENTS



2 2 1

## HIGHLIGHTS

- Two Bedroom First Floor Apartment
- Open Plan
- Ensuite
- Bike Shed
- Allocated Parking
- Secure Intercom System
- Close to local Amenities
- Sought After Gosport Location

**PRICE GUIDE £155,000 - £165,000**
Bernards Estate Agents are pleased to welcome to the market this charming two-bedroom first-floor flat located on Heritage Way in the desirable area of Gosport. This modern property offers a comfortable living space, making it an ideal choice for individuals or small families seeking a contemporary home.

The flat features two spacious bedrooms, ensuring ample room for rest and privacy. Additionally, there are two bathrooms, which is a significant advantage for busy households.

One of the standout features of this property is its allocated parking, providing convenience and peace of mind in a sought-after location. The secure intercom system adds an extra layer of security, making it a safe environment for residents.

Situated in Gosport, this flat benefits from a vibrant community and is close to local amenities, parks, and transport links, making it easy to explore the surrounding areas. Whether you are looking to invest or find a new home, this modern flat offers a perfect blend of comfort, security, and convenience. Do not miss the opportunity to make this lovely property your own.

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

# PROPERTY INFORMATION

**ENTRANCE HALL**

**LOUNGE/DINER**
11'5" x 14'9" (3.49 x 4.5)

**KITCHEN**
11'5" x 6'0" (3.49 x 1.83)

**BEDROOM ONE**
10'9" x 10'7" (3.28 x 3.24)

**ENSUITE**
7'6" x 2'11" (2.29 x 0.90)

**BEDROOM TWO**
9'4" x 8'0" (2.87 x 2.46)

**BATHROOM**
7'6" x 5'2" (2.29 x 1.6)

**OUTSIDE**

**ALLOCATED PARKING**

**COUNCIL TAX BAND D**

**LEASEHOLD**
Our Sellers have indicated the lease information below.
Length of Lease: 106 years remaining.
Service Charge: £1,386.66
Ground Rent: £150.

**FINANCIAL SERVICES**
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!

**AML - ANTI MONEY LAUNDERING PROCEDURE**
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.

**BUYER VERIFICATION**
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.

**RECOMMENDED 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.

**DISCLAIMER STATEMENT**
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.





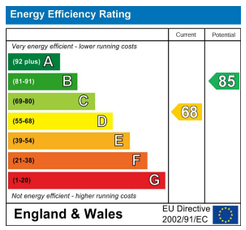













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