



Offers Over £115,000

Old Road, Gosport PO12 1FT

**bernards**  
THE ESTATE AGENTS



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



## HIGHLIGHTS

- ❖ Chain free sale
- ❖ One bedroom ground floor flat
- ❖ Town centre location
- ❖ Walking distance to Stoke Road shops, Asda and bus routes
- ❖ Close to Gosport Park
- ❖ Modern open plan kitchen/living room
- ❖ Gas central heating and double glazing
- ❖ Long lease with share of freehold
- ❖ Ideal first time buy or investment

Bernards Estate Agents are delighted to offer for sale this chain-free, one bedroom ground floor flat, ideally located in the heart of Gosport Town.

The property is within a short walk of Stoke Road shops, Asda supermarket, local bus routes and Gosport Park. Internally, the home benefits from double glazing and gas central heating throughout. Accommodation comprises a security entry phone system, entrance hall, bathroom, double bedroom, and a modern

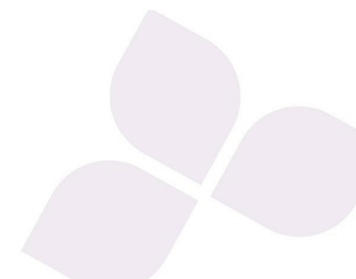
open-plan kitchen/diner flowing into the living room.

With a long lease and share of the freehold, this property would make an ideal first-time purchase or an excellent investment opportunity.

Call today to arrange a viewing

02392 004660

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## ENTRANCE HALL

## KITCHEN

11'7 x 6'8 (3.53m x 2.03m)

## LIVING ROOM

13'5 x 12'7 (4.09m x 3.84m)

## BEDROOM

14'3 x 9'10 (4.34m x 3.00m)

## BATHROOM

## ON STREET PARKING

## COUNCIL TAX BAND A

## SHARE OF FREEHOLD / LEASE INFORMATION

We are informed by our seller that the property has the balance of a 999-year lease from 1st January 2004. The current ground rent is a peppercorn (£0), with maintenance charges of £1,792 per annum. The owners each hold a share of the freehold.

## 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.

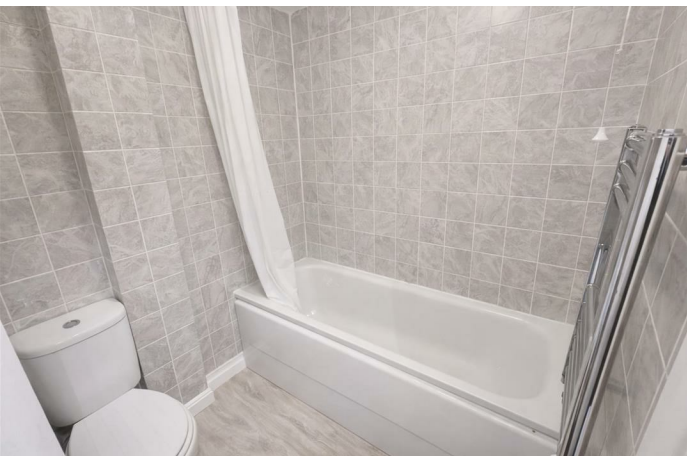
## SOLICITORS

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		
EU Directive 2002/91/EC	73	76
England & Wales		



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

