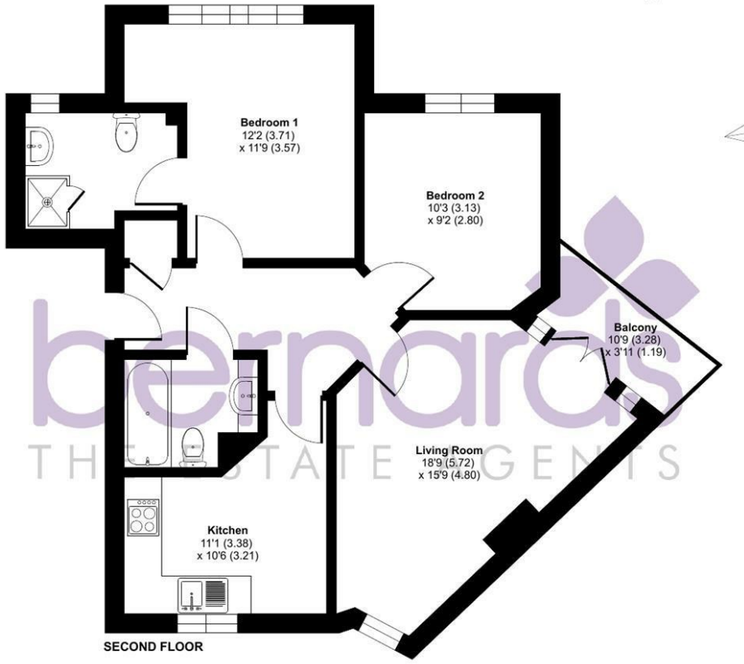
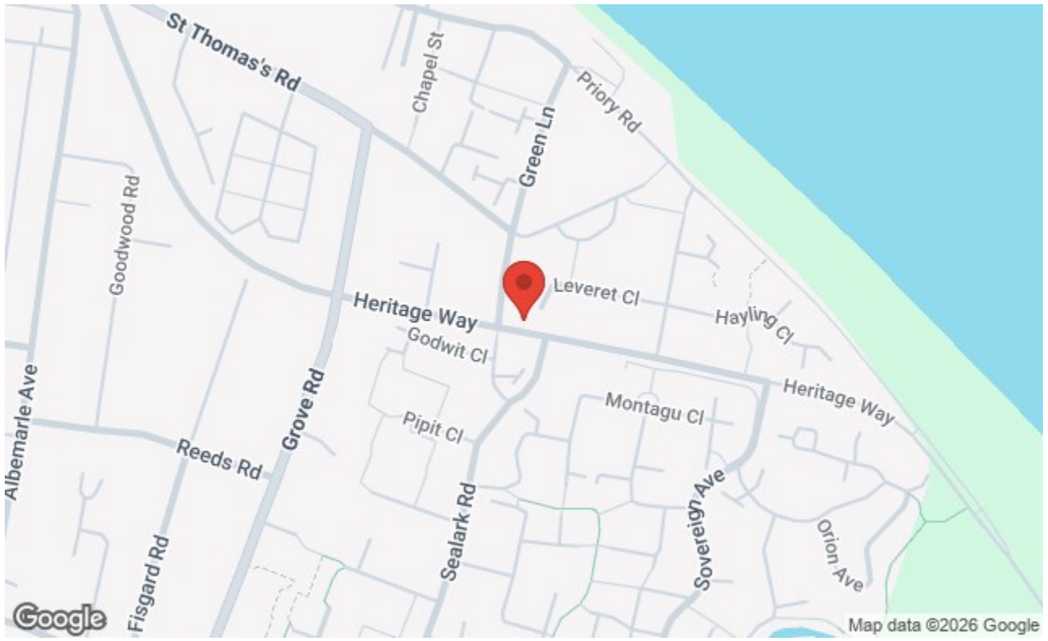
Heritage Way, Gosport, PO12

Approximate Area = 514 sq ft / 47.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1459568



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

FOR SALE

Offers Over £165,000

Heritage Way, Gosport PO12 4FG

bernards THE ESTATE AGENTS



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HIGHLIGHTS

- No onward chain
- Top floor apartment
- Modern purpose-built development
- Spacious fitted kitchen
- Bright lounge/diner
- Private balcony
- Two double bedrooms
- Allocated parking
- Master bedroom with ensuite
- Loft access

Guide Price £165,000 - £175,000

Modern Top Floor Apartment with Balcony & Allocated Parking

Bernards Estate Agents are delighted to present this modern and well-presented top floor apartment, ideally situated within the highly sought-after Heritage Way development, just moments from the Hardway waterfront. Offered with no forward chain, the property provides spacious and bright accommodation throughout.

The property further benefits from secure intercom entry, double glazing, electric heating, and loft access.

The property offers two well-proportioned double bedrooms, including a spacious principal bedroom with ensuite, alongside a separate modern family bathroom

Vacant and ready for immediate occupation, making this an ideal opportunity for first-time buyers, investors, or downsizers seeking a smooth and straightforward purchase."

Early viewing is highly recommended

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

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN
11'1 x 10'6 (3.38m x 3.20m)

LIVING ROOM
18'9 x 15'9 (5.72m x 4.80m)

BALCONY
10'9 x 3'11 (3.28m x 1.19m)

BEDROOM ONE
12'2 x 11'9 (3.71m x 3.58m)

ENSUITE

BEDROOM TWO
10'3 x 9'2 (3.12m x 2.79m)

BATHROOM

OUTSIDE

ALLOCATED PARKING

AGENTS NOTE/DISCLAIMER
Some of the images in this presentation have been created or enhanced using CGI (Computer-Generated Imagery) for illustrative purposes. They are intended to represent concepts, designs, or visualizations and may not depict the final real-world appearance.

LEASEHOLD INFORMATION
We have been informed by our seller that of the below:
Lease term: 999 years from 1 June 2000
Ground rent: approximately £170 per annum
Service charge: approximately £2,300 per annum

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

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.









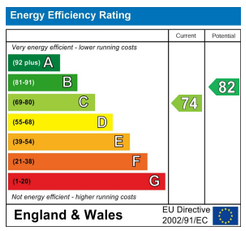












Scan here to see all our properties for sale and rent

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