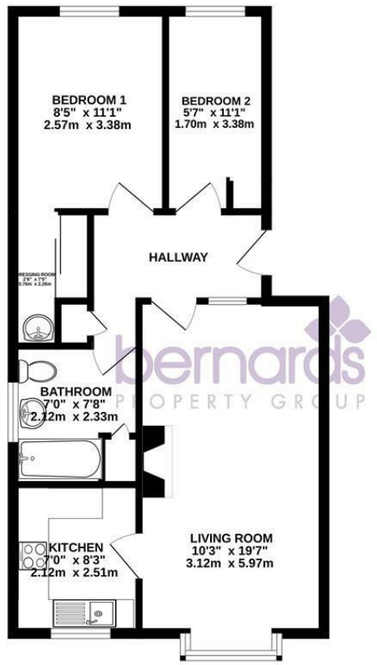
SECOND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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

FOR SALE

Offers In Excess Of £105,000

King Street, Gosport PO12 1AN

bernards
THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- Top Floor Two Bedroom Apartment
- Town Centre Location
- No Onward Chain
- Opportunity to Complete Renovation to Your Own Specification
- New Kitchen & Bathroom Suite Included (Installation Required)
- Spacious Living Room with Views Towards Portsmouth Harbour
- Principal Bedroom with Dressing Room
- Double Glazing & Gas Central Heating
- New Front Door Being Installed
- Allocated Parking & Visitor Bays

DISCOUNTED FOR TWO WEEKS ONLY – PRICED FOR A QUICK SALE!

Bernards Estate Agents are delighted to offer to the market this two-bedroom top floor apartment, ideally situated in the heart of Gosport Town Centre, within walking distance of the High Street, waterfront and Gosport Ferry Terminal, providing excellent commuter links to Portsmouth and direct rail connections to London.

This property presents an excellent opportunity for buyers looking to add their own finishing touches. The apartment is available in a partially renovated condition, with the existing kitchen and bathroom having been removed. The new kitchen units, appliances and bathroom suite are already on site and are ready to be installed, allowing the next owner to complete the refurbishment to their own taste and specification.

The accommodation comprises a spacious living room enjoying views towards Portsmouth Harbour, a separate kitchen, two well-proportioned bedrooms, with the principal bedroom benefiting from a dressing room, a family bathroom and a welcoming entrance hall with a security intercom system.

Further benefits include double glazing, gas central heating, and a new front door currently in the process of being installed. Externally, the development offers allocated parking together with visitor parking bays.

Offered to the market with no onward chain, this is an ideal purchase for first-time buyers, investors or anyone seeking a project in a highly convenient location.

A fantastic opportunity to secure this apartment at a discounted price for two weeks only. Early viewing is highly recommended to avoid disappointment!

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

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN
8'3 x 7'5 (2.51m x 2.26m)

LIVING ROOM
18'4 x 10'3 (5.59m x 3.12m)

BEDROOM ONE
11'1 x 8'5 (3.38m x 2.57m)

DRESSING ROOM

BEDROOM TWO
11'0 x 5'7 (3.35m x 1.70m)

BATHROOM

OUTSIDE

ALLOCATED PARKING

LEASEHOLD INFORMATION
The lease is currently being extended to a new term of 999 years.
We are informed by the seller that the current service charge is approximately £1,500 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!





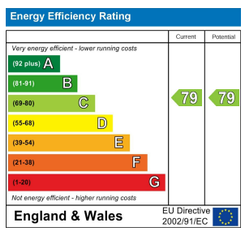












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