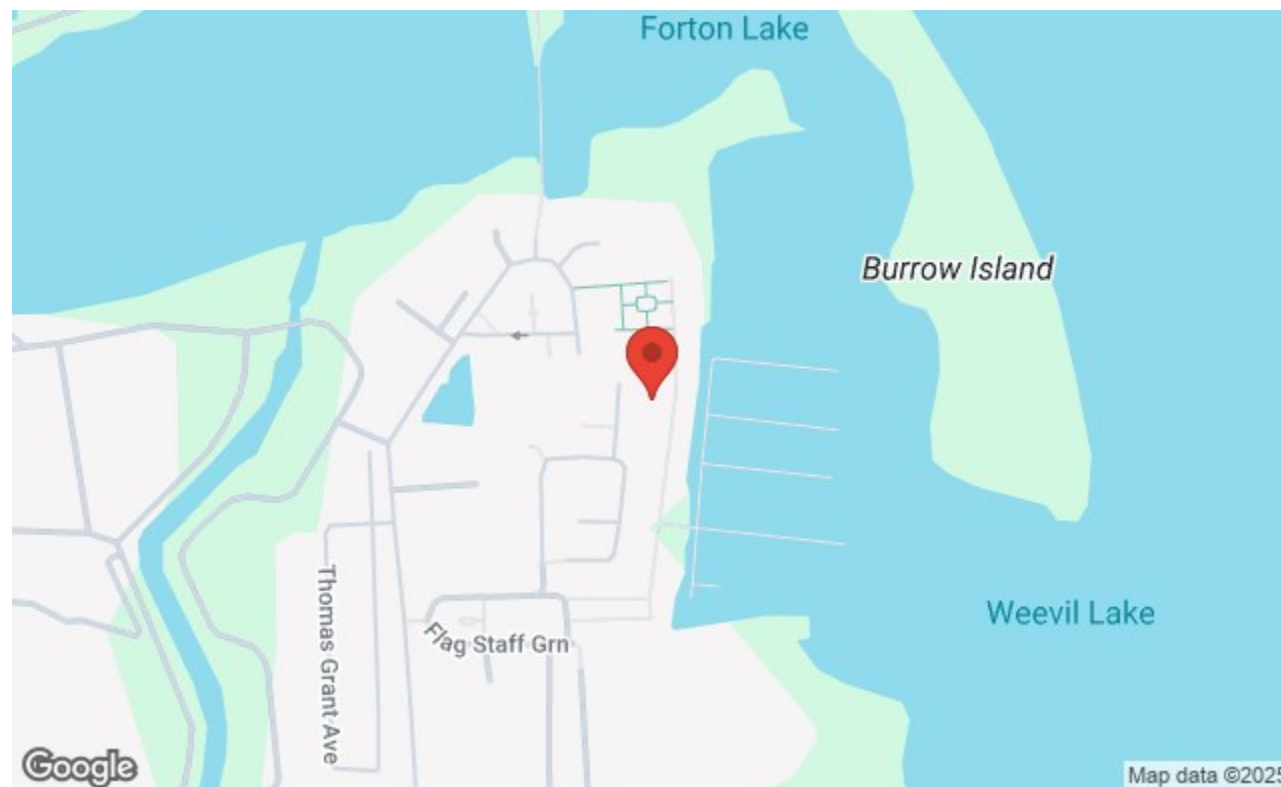
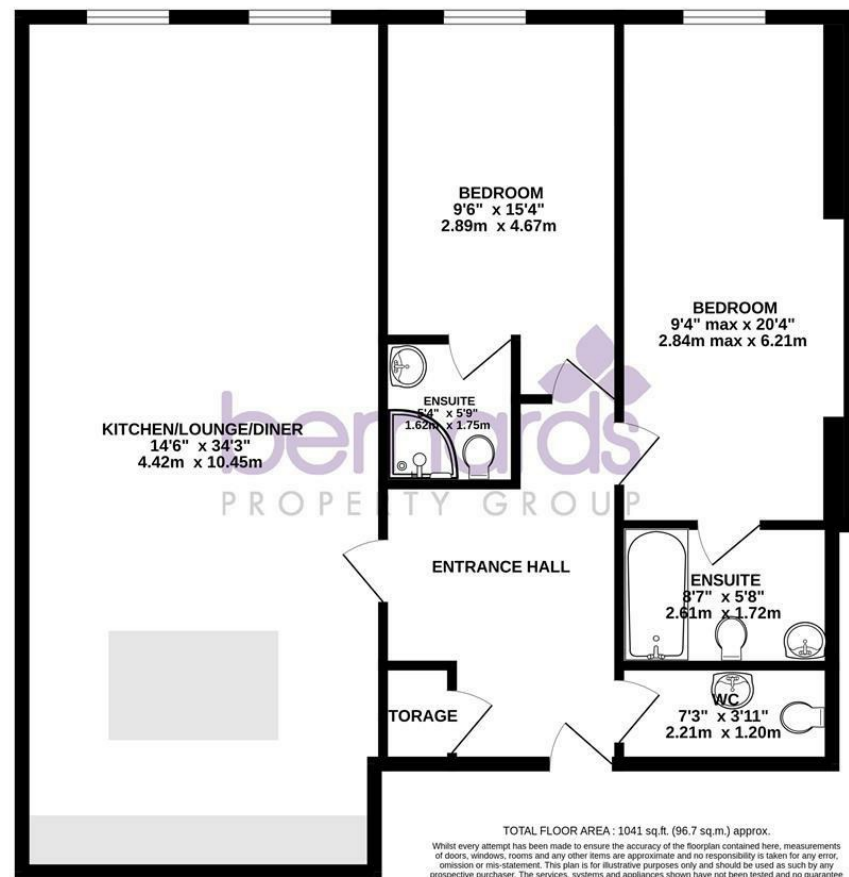


1ST FLOOR  
1041 sq.ft. (96.7 sq.m.) approx.



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



Asking Price £315,000

The Granary and Bakery, Royal Clarence Marina, Gosport PO12 1AX

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ BRAND NEW CONVERSION
- ❖ WATERSIDE APARTMENT
- ❖ HIGH SPECIFICATION THROUGHOUT
- ❖ MARINA LOCATION
- ❖ MODERN KITCHEN
- ❖ GRADE TWO LISTED BUILDING
- ❖ OFF ROAD PARKING
- ❖ NO FORWARD CHAIN
- ❖ PRIME LOCATION
- A MUST VIEW

Step into a rare blend of historic charm and modern sophistication at this stunning first-floor apartment within the iconic Granary & Bakery — one of Royal Clarence Yard's most distinguished Grade II\* listed buildings. Originally part of the Royal Navy's victualling yard, this beautifully restored residence retains its original architectural character, with soaring ceilings, exposed brickwork, and cast-iron features that celebrate its maritime heritage. The apartment offers bright, generously-proportioned living spaces with large sash windows that flood the interior with natural light. The open-plan lounge and dining area create a welcoming atmosphere, seamlessly flowing into a contemporary fitted kitchen with integrated appliances —

ideal for both entertaining and everyday living. The principal bedroom is spacious and serene, complemented by a stylish modern bathroom and ample storage throughout. High-quality finishes, from the flooring to the fixtures, ensure a sense of comfort and understated luxury. Situated within the secure, gated community of Royal Clarence Marina, residents enjoy beautifully landscaped courtyards, private parking, and a tranquil waterfront setting with cafés, restaurants, and the marina promenade just steps away. Excellent transport links to Portsmouth, Fareham, and Southampton make this an ideal home for professionals, downsizers, or anyone seeking an elegant coastal lifestyle.

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





# PROPERTY INFORMATION

## ENTRANCE HALL

### OPEN PLAN KITCHEN TO LOUNGE/DINER

34'3" x 14'6" (10.44m x 4.42m)

### BEDROOM ONE

20'1" x 9'4" max (6.12m x 2.84m max)

### ENSUITE

8'7" x 5'8" (2.62m x 1.73m)

### BEDROOM TWO

15'4" x 9'6" (4.67m x 2.90m)

### ENSUITE

5'4" x 5'10" (1.63m x 1.78m)

### ADDITIONAL W.C

3'11" x 7'3" (1.19m x 2.21m)

## OUTSIDE

### ALLOCATED PERMIT PARKING

We are informed by our seller that each flat has 1 permitted parking space.

### LEASEHOLD INFORMATION

We are informed by our seller that there is an annual Service charge approx £2,500

Lease term remaining 999 years from Jan 2002

### 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	38	38
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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