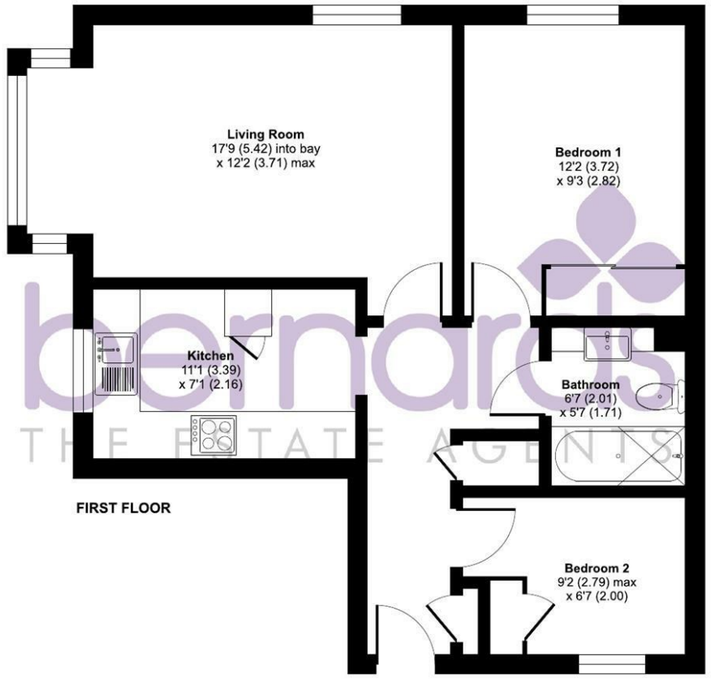
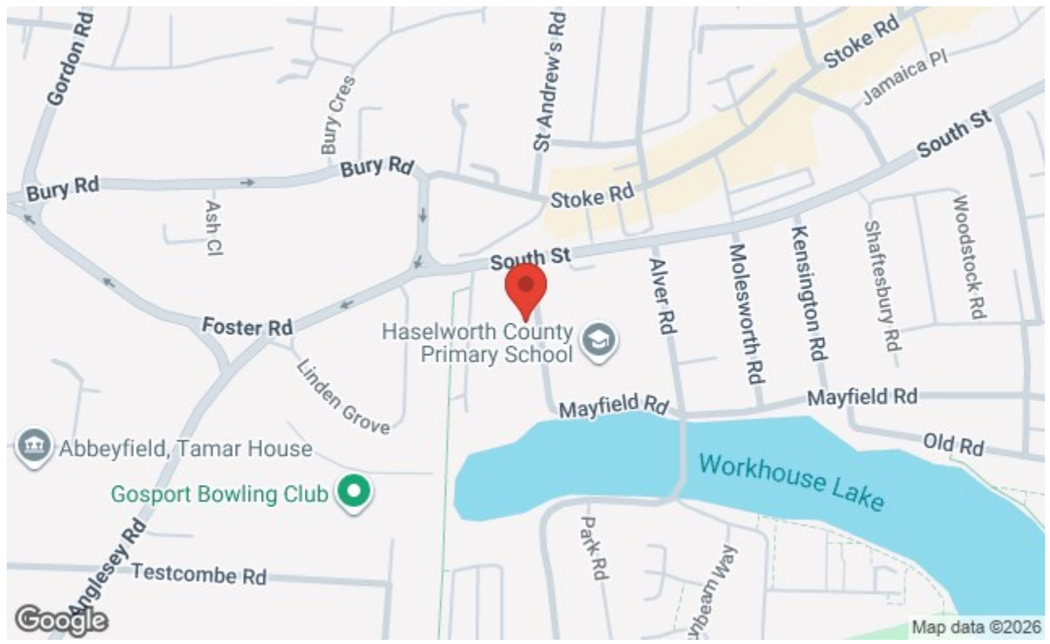
Prince Alfred Street, Gosport, PO12

Approximate Area = 577 sq ft / 53.6 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 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1356789



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

FOR SALE

Asking Price £100,000

Prince Alfred Street, Gosport PO12 1SR

bernards THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- Two-bedroom first floor retirement apartment
- Located in the popular Alver Quay development
- Offered with no onward chain
- Suitable for residents aged 60 and over
- Two bedrooms with fitted wardrobes
- Modern fitted kitchen (refurbished approx. 5–6 years ago)
- Residents' car park
- Double glazing and electric heating
- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000.

Bernards are delighted to offer for sale this well-presented two-bedroom first floor retirement apartment, situated in the highly sought-after Alver Quay development, right in the heart of Gosport town centre.

Enjoying scenic views over the picturesque Workhouse Lake, this attractive apartment is offered with no onward chain.

Internally, the property benefits from double glazing and electric heating, and features a generous entrance hall leading to two well-proportioned bedrooms, both with fitted wardrobes. The modern kitchen, refurbished approximately 5–6 years ago, is complemented by a spacious living room and a well-appointed bathroom. For added peace of mind, emergency pull cords are installed throughout the apartment.

Residents of Alver Quay benefit from a range of communal facilities including a residents' lounge, laundry room, and well-maintained gardens. Additionally, there is a residents' car park offering convenient parking.

This development is exclusively available to those aged 60 and over, providing a peaceful and secure environment within easy reach of local shops, transport links, and amenities.

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

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN
11'1 x 7'1 (3.38m x 2.16m)

LIVING ROOM
17'9 x 12'2 (5.41m x 3.71m)

BEDROOM ONE
12'2 x 9'3 (3.71m x 2.82m)

BEDROOM TWO
9'2 x 6'7 (2.79m x 2.01m)

BATHROOM
6'7 x 5'7 (2.01m x 1.70m)

OUTSIDE

RESIDENTS CAR PARK

AUCTIONEERS ADDITIONAL COMMENTS
Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS &
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

LEASEHOLD INFORMATION
Balance of 99 year lease from 2nd November 2016
We are informed by our seller that there is a monthly service charge of £297.

COMMUNAL FACILITIES
Residents communal lounge and laundry room, guest suite available to rent for the house manager, residents parking, communal garden areas.

LEASEHOLD / COUNCIL TAX BAND C

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!



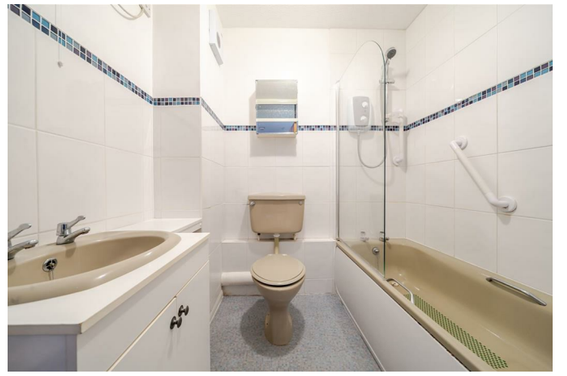






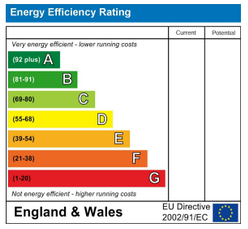












Scan here to see all our properties for sale and rent

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