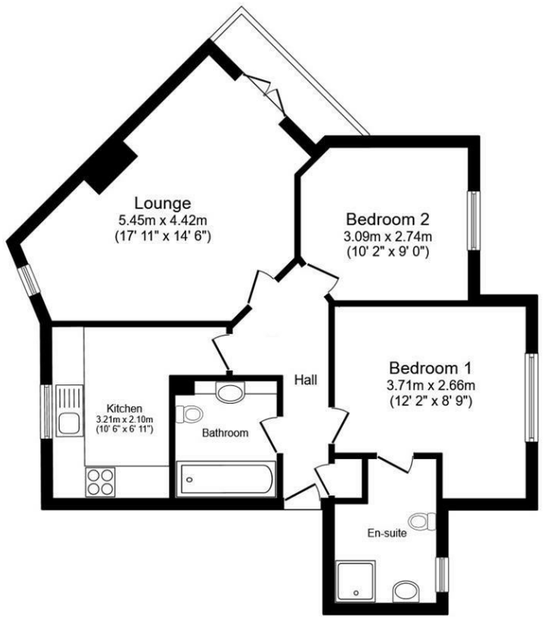
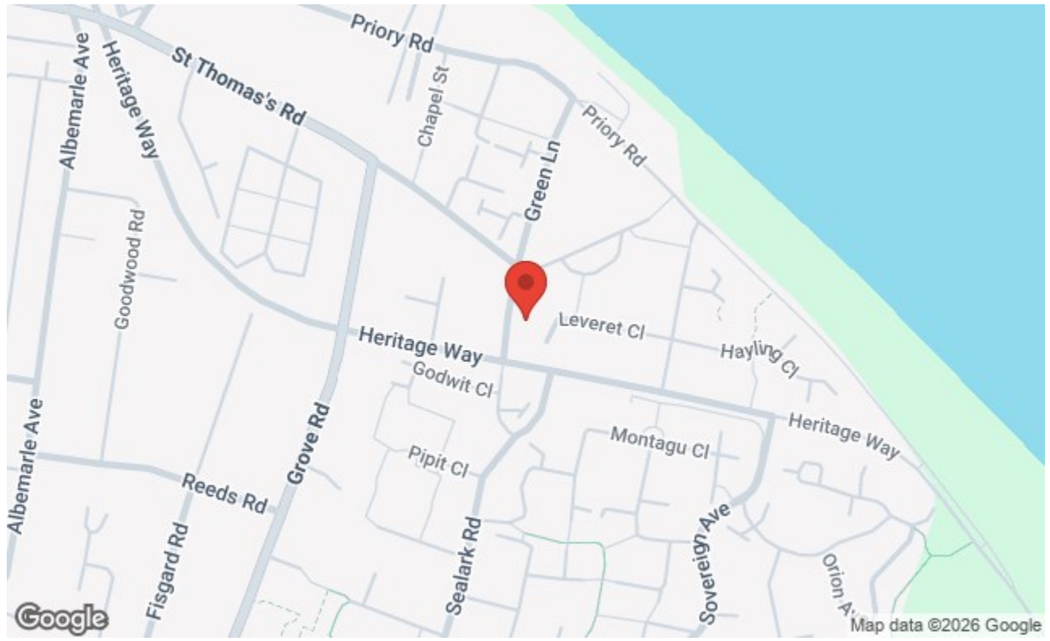


Second Floor

Floor area 61.3 sq.m. (660 sq.ft.)

Total floor area: 61.3 sq.m. (660 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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

FOR SALE

Price Guide £165,000

St. Helier Road, Gosport PO12 4FJ

bernards THE ESTATE AGENTS



2 2 1

HIGHLIGHTS

- Purpose-built modern two-bedroom first-floor apartment
- Located in the highly sought-after Priddys Hard area of Gosport
- Short walk to Hardway waterfront
- No onward chain
- Allocated parking space
- En-suite to the master bedroom
- Security intercom entry system
- Two double bedrooms
- Spacious lounge/diner with access to a private balcony

NO ONWARD CHAIN!

Bernards Estate Agents are delighted to offer for sale this modern, purpose-built two-bedroom first-floor apartment in the highly sought-after Priddys Hard area of Gosport. Situated just a short walk from the Hardway waterfront, the property is also conveniently close to local pubs and bus routes.

The apartment benefits from double glazing and electric heating, along with a security intercom entry system and allocated parking.

Internally, the accommodation comprises two double bedrooms, including an en-suite to the master, a spacious lounge/diner with access to a private balcony, a fitted kitchen with white goods included, and a family bathroom.

An ideal first-time purchase or investment opportunity, early viewing is strongly recommended.

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

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN
10'6 x 6'10 (3.20m x 2.08m)

LOUNGE
17'10 x 14'6 (5.44m x 4.42m)

BEDROOM ONE
12'2 x 8'8 (3.71m x 2.64m)

EN SUITE

BEDROOM TWO
10'1 x 8'11 (3.07m x 2.72m)

BATHROOM
7'2 x 6'3 (2.18m x 1.91m)

OUTSIDE

ALLOCATED PARKING

COUNCIL TAX BAND D

LEASEHOLD INFORMATION
We have been informed by our seller that the property is leasehold with a lease term of 999 years from 1998.
Leasehold charges are as follows:
Ground rent: £162 per annum (approx)
Service charge: £2100 per annum. (approx)

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!









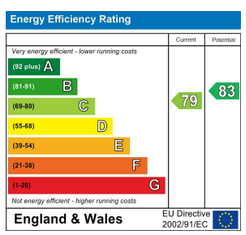












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