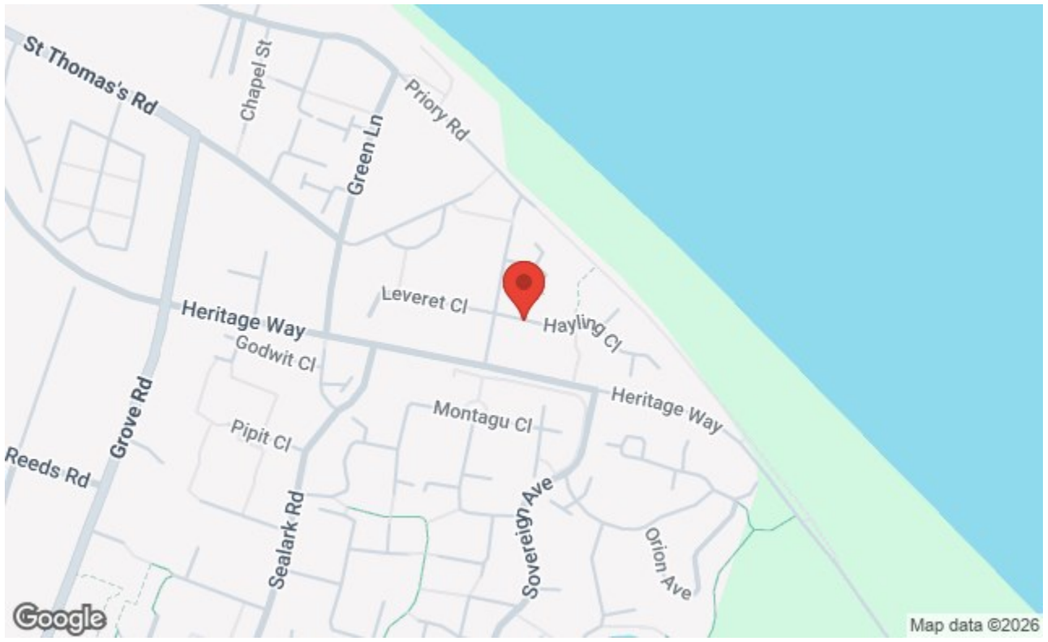
Total floor area 66.5 m² (716 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com



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

FOR SALE

Asking Price £175,000

Hayling Close, Gosport PO12 4LY

bernards THE ESTATE AGENTS

2 2 1

HIGHLIGHTS

- No Onward Chain
- Top Floor Purpose-Built Apartment
- Two Double Bedrooms
- Ensuite to Master Bedroom
- Spacious Lounge/Diner with Balcony
- Harbour Glimpses
- Allocated Car Port Parking
- Additional Visitor Bays
- Loft Access

No Onward Chain | Top Floor Apartment | Car Port | Harbour Glimpses

Bernards Estate Agents are delighted to present this modern, purpose-built top floor apartment, ideally located just a stone's throw from the Hardway waterfront.

The property benefits from double glazing, electric heating, loft access, and a secure intercom entry system. Inside, the accommodation offers a spacious fitted kitchen and a bright lounge/diner with access to a private balcony, enjoying views towards the harbour.

There are two well-proportioned double bedrooms, including a master with ensuite, along with a separate family bathroom.

Externally, the property includes a car port for allocated parking, as well as additional visitor bays.

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

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN
11'2 x 8'0 (3.40m x 2.44m)

LIVING ROOM
19'8 x 12'4 (5.99m x 3.76m)

BALCONY

BEDROOM ONE
13'1 x 11'5 (3.99m x 3.48m)

EN SUITE
6'0 x 5'7 (1.83m x 1.70m)

BEDROOM TWO
10'4 x 10'4 (3.15m x 3.15m)

BATHROOM
6'8 x 5'5 (2.03m x 1.65m)

OUTSIDE

ALLOCATED CARPORT PARKING

VISITOR BAYS

LEASEHOLD INFORMATION
We are advised by the seller that the property is leasehold, with a 999-year lease commencing from 2001. The ground rent is £112.50 payable every six months, and the service charge is £1,500 per annum.

COUNCIL TAX BAND D

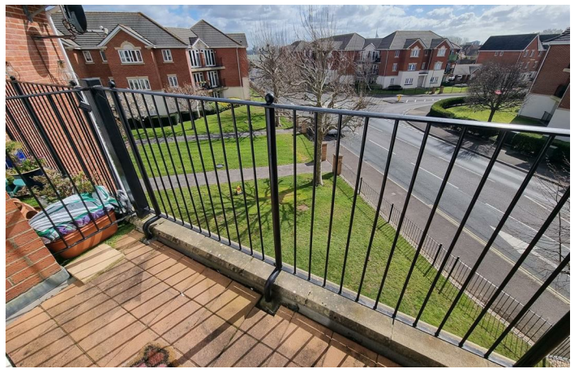
ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy 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

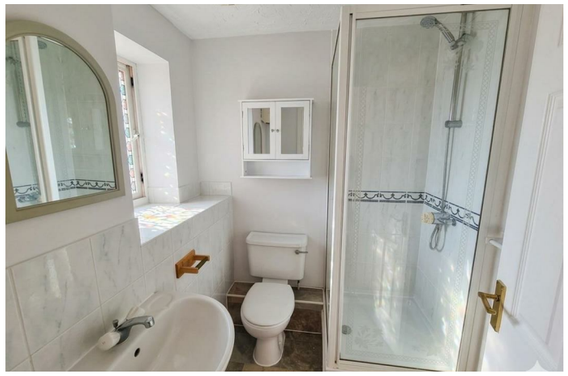
SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that 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.

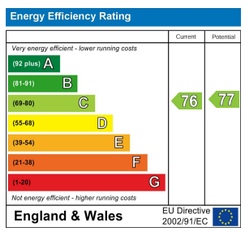
REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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.

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.







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