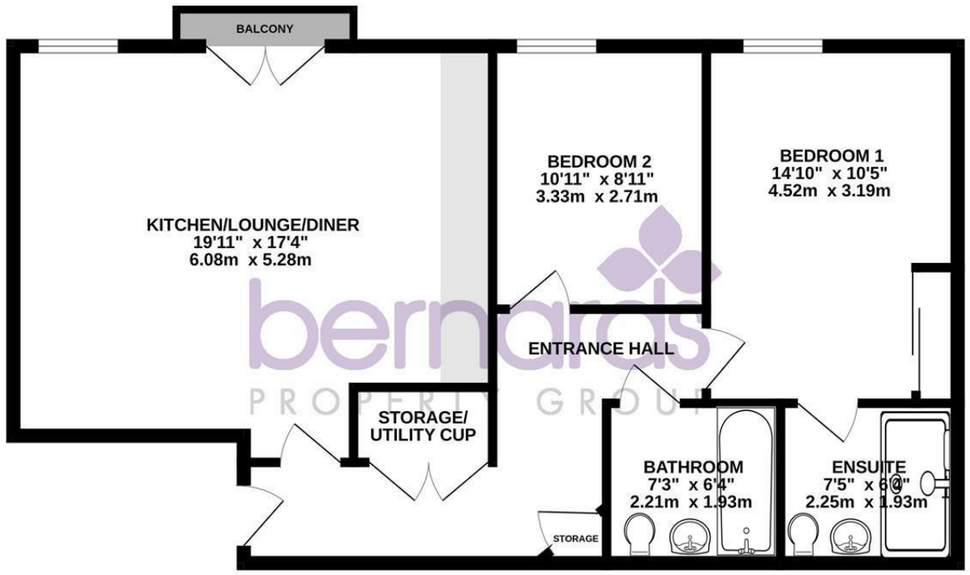
3RD FLOOR
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 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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FOR SALE

Asking Price £205,000

Salt Meat Lane, Gosport PO12 1GF

bernards
THE ESTATE AGENTS



2 2 1

HIGHLIGHTS

- Third Floor Two Bedroom Apartment
- Private Balcony
- Fitted Appliances
- Ensuite
- Parking
- Marina Location
- No Onward Chain

Nestled in the charming area of Salt Meat Lane, Gosport, this modern two-bedroom flat offers a delightful blend of comfort and convenience. Spanning an impressive 797 square feet, this purpose-built apartment is perfect for those seeking a contemporary living space in a picturesque waterfront location.

Upon entering, you are greeted by a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The flat features two well-appointed bedrooms, with the master bedroom benefiting from an ensuite bathroom, ensuring privacy and ease for its occupants. The second bathroom is equally modern, catering to guests and residents alike.

Built in 2002, this property boasts contemporary finishes and a thoughtful layout. The flat also includes the added advantage of designated parking, a valuable feature in this desirable area.

Living in this waterfront location means you can enjoy scenic views and leisurely strolls along the coast, while still being conveniently close to local amenities and transport links. This property truly represents a wonderful opportunity to embrace a modern lifestyle in a sought-after setting. Don't miss your chance to make this delightful flat your new home.

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

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

PROPERTY INFORMATION

ENTRANCE HALL

STORAGE/UTILITY CUPBOARD

KITCHEN/LOUNGE/DINER
19'11" x 17'3" (6.08 x 5.28)

BEDROOM ONE
14'9" x 10'5" (4.52 x 3.19)

ENSUITE
7'4" x 6'3" (2.25 x 1.93)

BEDROOM TWO
10'11" x 8'10" (3.33 x 2.71)

BATHROOM
7'3" x 6'3" (2.21 x 1.93)

BALCONY

OUTSIDE

PARKING

LEASE INFORMATION
The information below has come from our seller.

• The Lease remaining on property is 972 years.
• Property management (RMG) charges which includes water supply is approximately £2,400 per year made up of payments of £1,200 in July and January.
• Ground rent is £225 per year payable in January.

COUNCIL TAX BAND
LEASEHOLD - Council Tax Band D

FINANCIAL SERVICES
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!

AML - ANTI MONEY LAUNDERING PROCEDURE
Aml - Anti Money Laundering Procedure - We 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.

BUYER VERIFICATION
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.

RECOMMENDED 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. We 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.

DISCLAIMER STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.









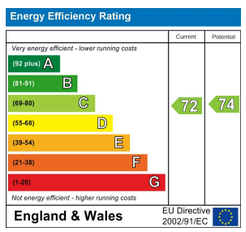












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