

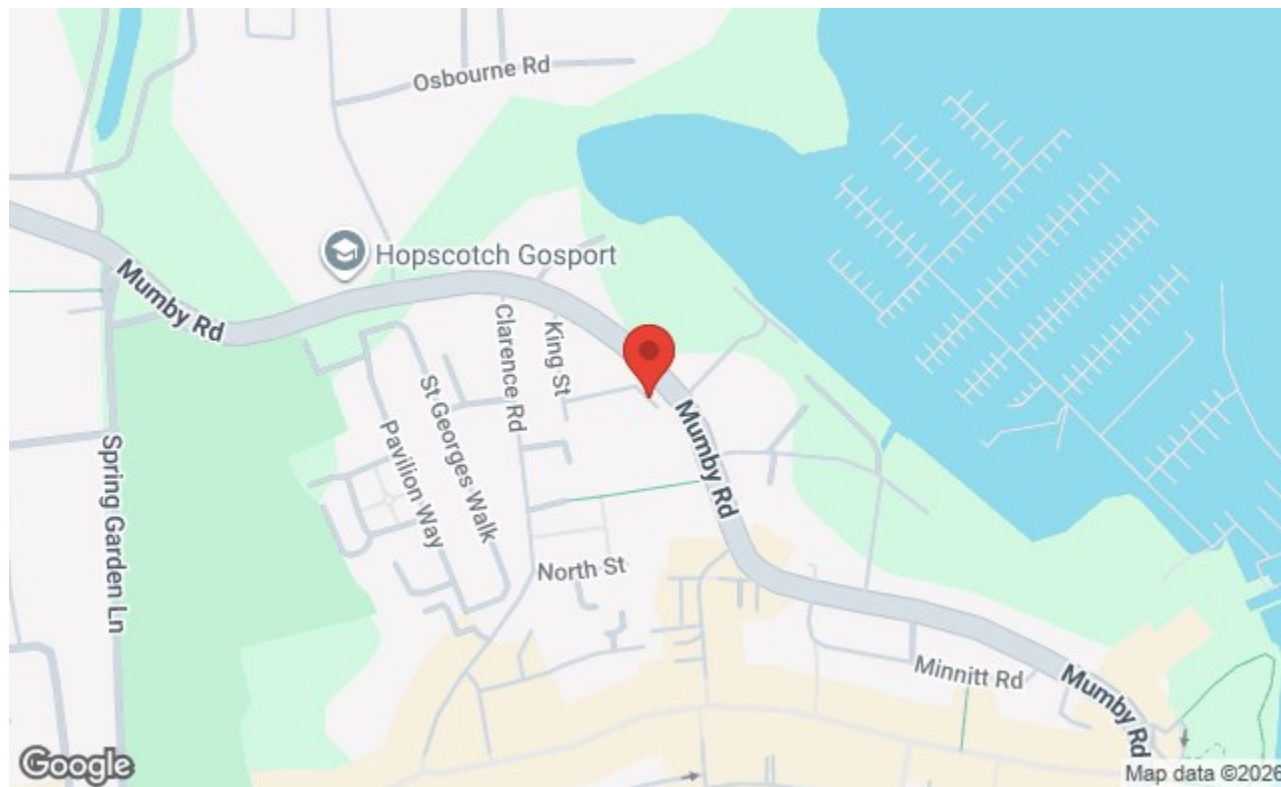
St. Matthews Court, King Street, Gosport, PO12

Approximate Area = 579 sq ft / 53.7 sq m
For identification only - Not to scale



GROUND FLOOR

This floor plan was constructed using measurements provided to © nchocom 2026 by a third party. Produced for Bernard's Estate and Letting Agents Ltd. REF: 1429368



Offers Over £125,000

King Street, Gosport PO12 1AN



HIGHLIGHTS

- Prime location with excellent transport links
- Spacious, light-filled living areas
- Off-street parking / garage
- Two-bedroom ground floor flat
- Direct access to communal gardens
- Fitted kitchen with white goods included
- Master bedroom with dressing room
- Double glazing & gas central heating
- No onward chain
- Secure phone entry system

TWO BEDROOM GROUND FLOOR FLAT WITH DIRECT ACCESS TO COMMUNAL GARDENS, PARKING & GARAGE! NEW EXTENDED LEASE OF 999 YEARS ON COMPLETION!

Bernards Estate Agents are delighted to offer for sale this purpose-built two bedroom ground floor flat, ideally located in the heart of Gosport town centre.

The property benefits from double glazing and gas central heating and is conveniently arranged all on one level. Accommodation comprises a secure phone entry system, entrance hall, fitted kitchen with white goods to remain, two bedrooms with a dressing room off the

master, a white bathroom suite with a window, and a spacious lounge/diner with patio doors leading directly out to the communal garden.

Externally, the property benefits from a garage located next to the block with parking available in front.

Offered with no onward chain, this property is ideal for buyers looking to move quickly.

Perfectly situated just a short walk from Gosport High Street and the Gosport Ferry, offering excellent access to local shops, amenities and transport links.

Early viewing is highly recommended.

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



Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN

8'5 x 7'6 (2.57m x 2.29m)

LOUNGE/DINER

18'6 x 10'6 (5.64m x 3.20m)

BEDROOM ONE

11'0 x 8'5 (3.35m x 2.57m)

DRESSING ROOM

8'2 x 4'3 (2.49m x 1.30m)

BEDROOM TWO

11'1 x 5'9 (3.38m x 1.75m)

BATHROOM

7'8 x 6'11 (2.34m x 2.11m)

OUTSIDE

COMMUNAL GARDEN

GARAGE & PARKING

LEASEHOLD INFORMATION

We are informed by our seller that there is an:

Annual Service Charge: £1,971.19

We have been informed by our seller that there will be a new lease of 999 years remaining upon completion.

St Matthews Court No.1 Residents Company Ltd

COUNCIL TAX BAND B

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.

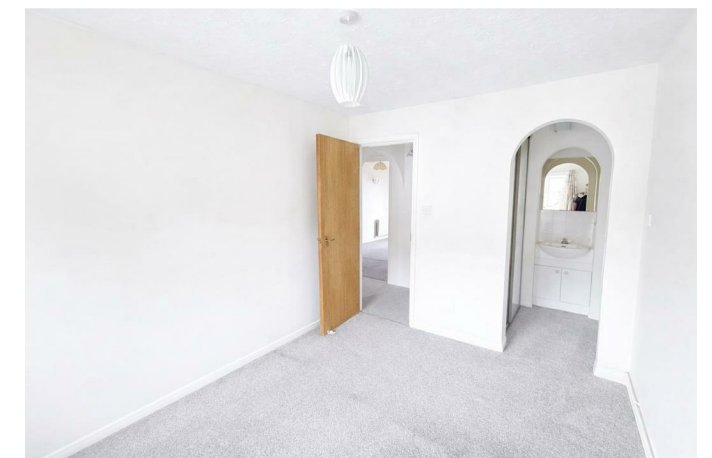
SOLICITORS

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 | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 72 | 75 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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www.bernardsestates.co.uk

