



GUIDE PRICE

£425,000 - £450,000

The Granary & Bakery

Royal Clarence Yard, Weevil Lane Gosport, PO12 1FX

Jeffries & Dibbens
estate and letting agents

Exceptional

Jeffries & Dibbens are delighted to offer this prestigious grade II* listed penthouse apartment in the historic Granary & Bakery building a focal point of the Royal Clarence Marina. This penthouse property oozes character, space and charm with original features including wooden beams, historic wooden doors and windows with delightful views across the Marina. The property briefly comprises: entrance hall, two spacious bedrooms, en-suite to master, modern fitted family bathroom, utility room, loft space, bespoke kitchen and a large open plan lounge diner. Further benefits include a lengthy lease, lift to all floors, allocated parking space, two permit parking spaces and local amenities on the doorstep. A must see apartment so please contact the Gosport team to today to arrange your internal viewing. Phone lines opens until 8PM.









GROUND FLOOR



LOCAL AUTHORITY
Gosport

TENURE
Leasehold

COUNCIL TAX BAND
Band

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	81
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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tw @JeffriesDibbens

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