

STARTING BID

**£350,000**

**Royal Clarence Marina**

Gosport, PO12 1FX



## PROPERTY SUMMARY

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 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, 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.







#### ENTRANCE HALL

Oak flooring, airing cupboard, radiator, exposed ceiling beams, oak glazed doors leading to:

#### LOUNGE/DINER

23' 7" x 22' 11" (7.2m x 6.99m) Oak flooring, three period windows overlooking the marina and harbour, exposed ceiling beams, fitted dresser, infrared heater, large period door leading to:

#### KITCHEN

18' 11" x 10' 5" (5.79m x 3.20m) A window with harbour views, bespoke cream gloss kitchen with stone worktop, 1.5 bowl sink and mixer tap, integrated AEG oven, induction hob, extractor, dishwasher, space for fridge freezer tiled floor, exposed ceiling beams.

#### MASTER BEDROOM

27' 1" x 9' 11" (8.26m x 3.04m) Window with marina harbour views, walk in wardrobes, carpeted, radiator, exposed ceiling beams, door leading to:

#### EN-SUITE

8' 2" x 6' 3" (2.49m x 1.91m) Large walk in shower, white suite, tiled flooring and heated towel rail, under floor heating.

#### BEDROOM TWO

17' 3" x 15' 4" (5.28m x 4.68m) Wood ceiling beams, window, fitted carpet and radiators.

#### BATHROOM

5' 10" x 7' 4" (1.78m x 2.25m) White bath with mixer shower, vanity unit with free standing sink over, tiled, heated towel rail, under floor heating.

#### UTILITY ROOM

6' 6" x 4' 1" (1.99m x 1.25m) Space for Washing machine and tumble dryer with worktop over, storage cupboard, tiled flooring, access to loft space.

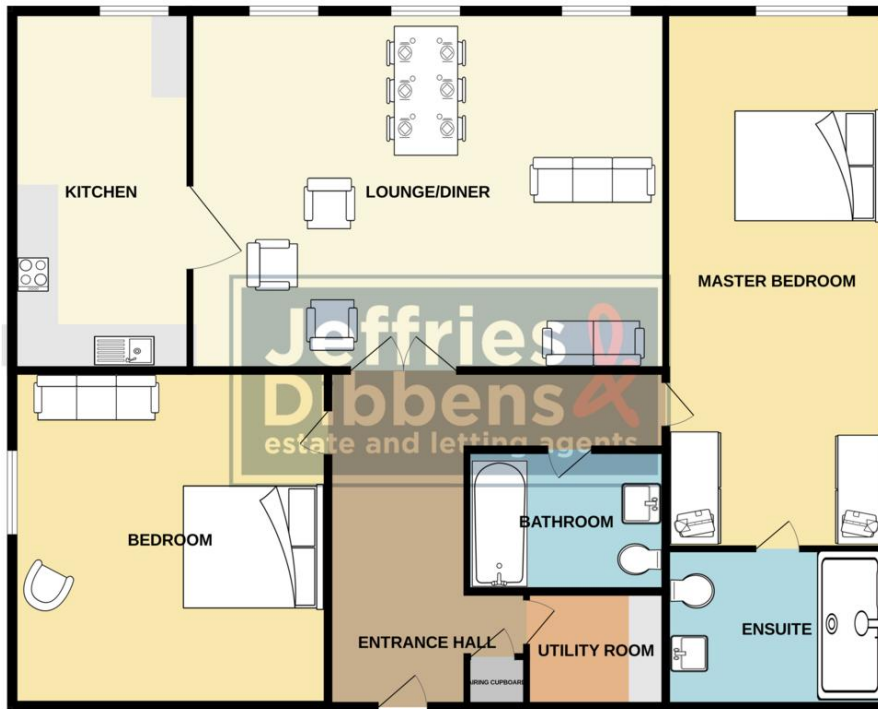
#### LEASEHOLD INFORMATION

999 year lease from 2005, ground rent £200 PA, latest 6 month service charge £2536 which includes water rates, lift to all floors, two permit parking spaces.

#### AGENTS NOTES

Council Tax Band F

## GROUND FLOOR



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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**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band F

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(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

**Jeffries  
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