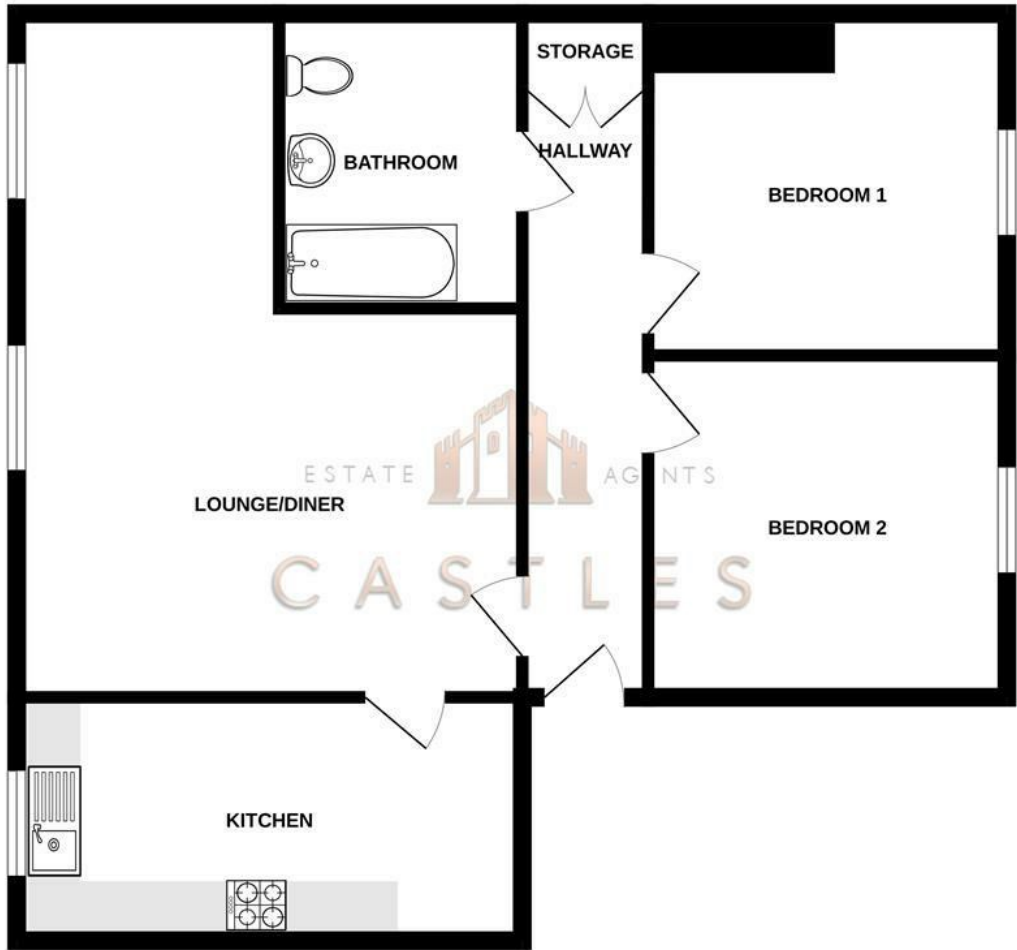


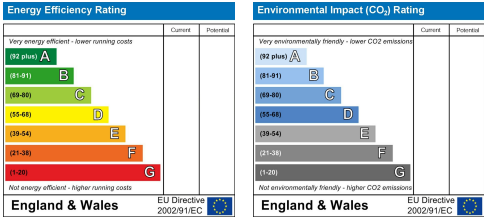
Floor Plan

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Flat 2 Henry Player Avenue
Gosport, PO12 1GA

We are delighted to offer for sale a 80% Fixed Equity (enquire for more details) two double bedroom apartment in a stunning and historic Grade II Listed building located in Henry Player Avenue, Gosport. Benefiting from allocated parking and it's central location, this apartment will suit all types of buyers.

The property consists of a large lounge room with sash windows and high ceilings with access into the generous kitchen. Both bedrooms are a fair size including a modern bathroom. This apartment does benefit from a courtyard garden to the front.

Location wise Royal Clarence Yard is a prestigious location situated next to Portsmouth Harbour and just a few steps away from the apartment you can enjoy views over the Marina, Portsmouth Harbour and the Spinnaker Tower. There are some lovely walks surrounding the development and heading up the coastline will take you across the Millennium bridge to Priddys Hard which offers some fantastic views across the harbour towards Portchester Castle and Portsdown Hill. A walk into town will take you about 15 minutes (0.7 mile) and here you will find a broad range of shopping facilities including Waitrose on Stoke Road and the ferry terminal which has links to Portsmouth Harbour train station and Gunwharf Quays.

For more information or to arrange a viewing please call Castles today.

Asking price £152,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



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PORTCHESTER
PO16 9QD



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SEAN@CASTLESESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

Flat 2 Henry Player Avenue
Gosport, PO12 1GA



- 80% FIXED EQUITY PURCHASE
- TWO BEDROOMS
- NO FORWARD CHAIN
- SASH WINDOWS
- GRADE II LISTED
- OFF ROAD ALLOCATED PARKING
- HIGH CEILINGS
- CLOSE TO WATERFRONT

LOUNGE/DINER
15'1" x 20'11" x 12'1" (4.6 x 6.4 x 3.7)

KITCHEN
15'8" x 7'6" (4.8 x 2.3)

BATHROOM
7'6" x 9'2" (2.3 x 2.8)

BEDROOM 1
11'1" x 10'5" (3.4 x 3.2)

BEDROOM 2
10'9" x 9'10" (3.3 x 3.0)

Financial Services
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth

a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof

of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

Lease Information
Lease Length: 972 Years Remaining

Service Charge: £1799.64

Ground Rent: £0

* Please be aware this information has been provided to us by the sellers to the best of their knowledge and will be clarified specifically by the solicitors during the conveyancing process *

