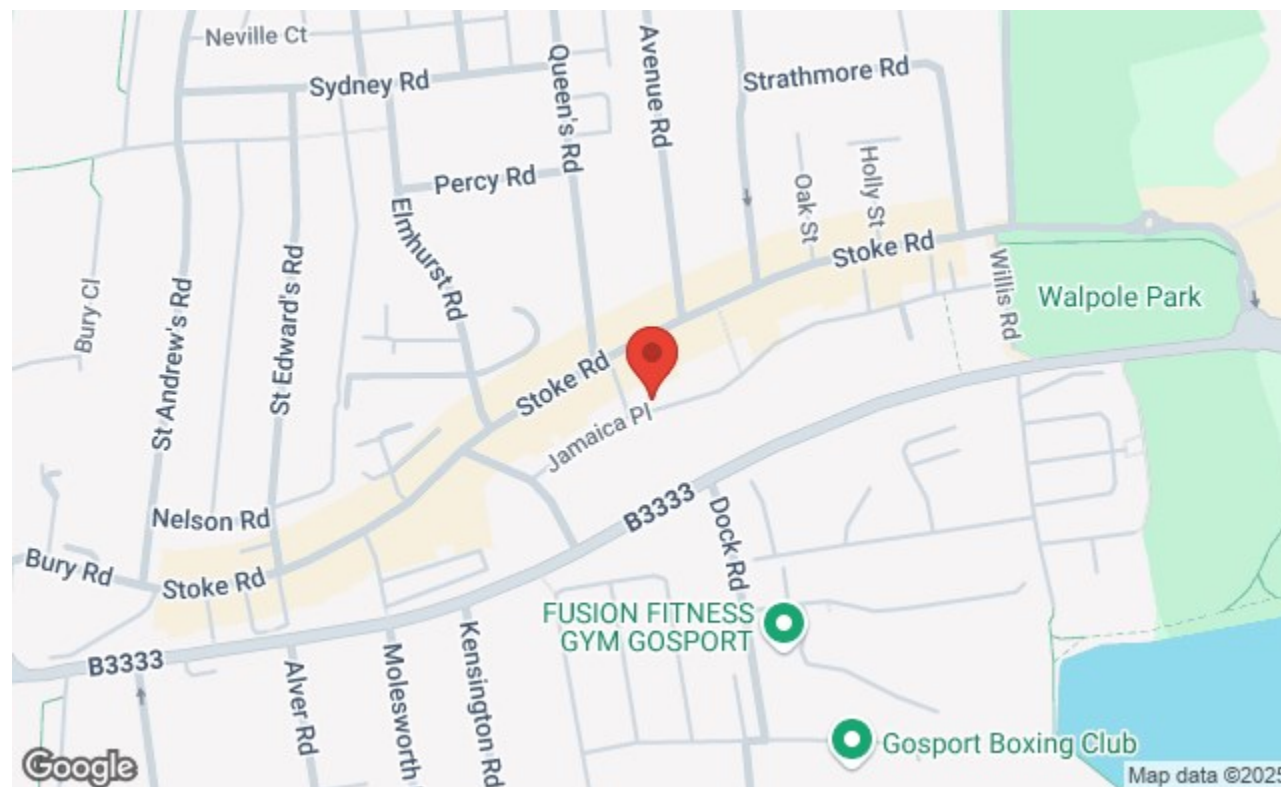


**FOR SALE**

Guide Price £120,000

Jamaica Place, Gosport PO12 1LX

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ FIRST FLOOR
- ❖ ONE BEDROOM
- ❖ ALLOCATED PARKING
- ❖ PRIVATE ENTRANCE
- ❖ BATHROOM
- ❖ CENTRAL LOCATION
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ A MUST VIEW
- ❖ IDEAL FOR FIRST TIME BUYERS OR INVESTORS

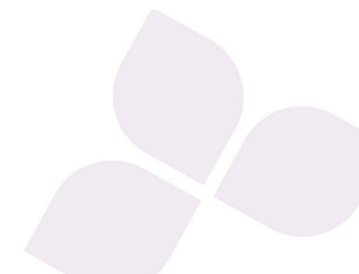
Welcome to this charming one-bedroom flat located in the heart of Gosport on Jamaica Place. This purpose-built property offers a comfortable living space, spanning 516 square feet, making it an ideal choice for first-time buyers. This property also presents a prime investment opportunity, offering a strong and consistent rental yield of 8%. With a potential rental income of £850 per calendar month, this property generates an attractive annual income of £10,200.

Upon entering, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The flat features a well-appointed bedroom, ensuring a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, catering to all your daily needs.

One of the standout features of this property is the private front door, offering both privacy and ease of access. Additionally, the flat comes with parking for one vehicle, a valuable asset in this central location. You will appreciate the convenience of being close to local amenities, shops, and transport links, making it easy to explore the surrounding area.

With no forward chain, this property is ready for you to move in without delay. Whether you are looking to invest or find a new home, this flat presents a wonderful opportunity in a desirable location. Do not miss your chance to view this delightful property.

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



Call today to arrange a viewing  
**02392 004660**  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LOUNGE**  
13'10" \* 13'6" (4.22 \* 4.12)

**KITCHEN**  
10'2" \* 6'2" (3.12 \* 1.90)

**BEDROOM**  
10'8" \* 10'5" (3.27 \* 3.18)

**BATHROOM**  
7'6" \* 5'8" (2.31 \* 1.73)

**COUNCIL TAX BAND A**

**SOLICITOR**

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.

**ANTI-MONEY LAUNDERING (AML)**

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

**REMOVAL QUOTE**  
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.

**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.

**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!

**LEASE INFORMATRION**  
Service Charge £50 per annum.



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



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