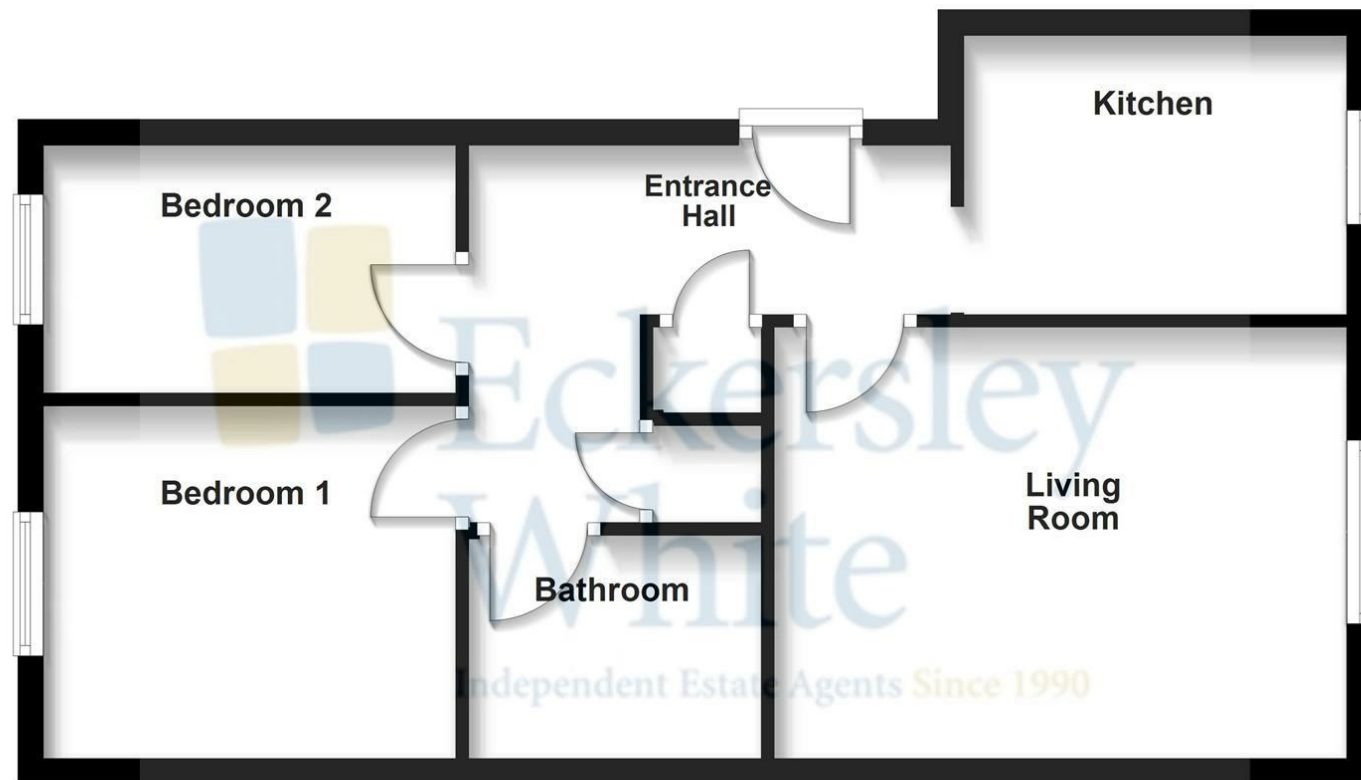
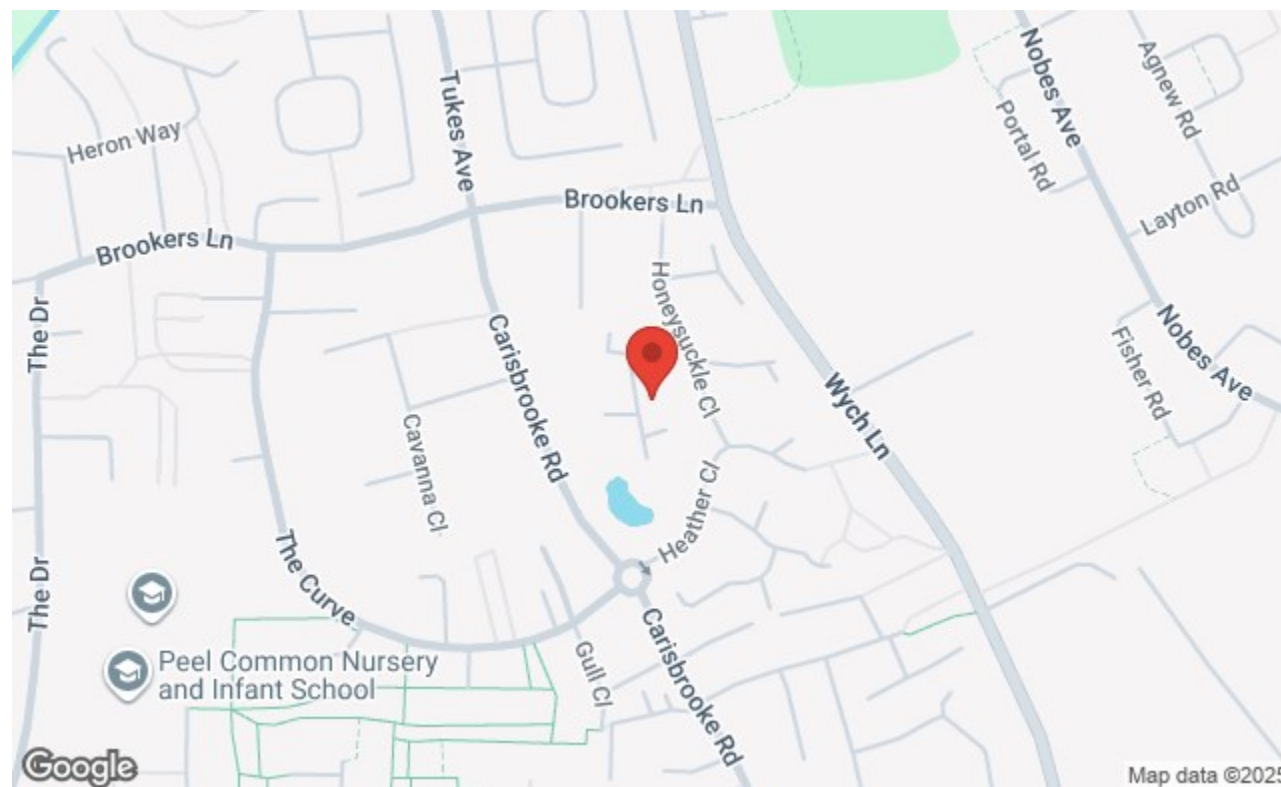


## First Floor



These plans are not to scale and are for illustration purposes only  
Plan produced using PlanUp.



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



Guide Price £140,000

Dandelion Close, Gosport PO13 0PN

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ FIRST FLOOR APARTMENT
- ❖ ALLOCATED PARKING
- ❖ MODERN FITTED KITCHEN
- ❖ SPACIOUS LOUNGE/DINER
- ❖ BATHROOM SUITE WITH SHOWER OVER
- ❖ CUL DE SAC LOCATION
- ❖ AN IDEAL FIRST TIME BUY
- ❖ A MUST VIEW!

\*\*\*\*Guide Price £140,000 - £150,000\*\*\*

Nestled in the tranquil Dandelion Close, Gosport, this charming first-floor flat offers a delightful living experience in the sought-after Carsibroke Green area. Bernards is pleased to present this well-maintained two-bedroom property, perfect for first-time buyers or those seeking a comfortable home in a peaceful setting.

Upon entering, you will find a spacious lounge/diner that provides an inviting space for relaxation and entertaining. The modern fitted kitchen is both functional and stylish, making meal preparation a pleasure. The flat boasts two well-proportioned bedrooms, ideal for restful nights, along with a contemporary bathroom that meets all your needs.

The property benefits from double glazing and electric heating, ensuring a warm and cosy

atmosphere throughout the year. Additionally, you will appreciate the convenience of allocated parking, making it easy to come and go as you please. The communal gardens offer a lovely outdoor space to enjoy the fresh air and connect with neighbours.

Situated in a quiet cul-de-sac, this flat is perfectly positioned on the outskirts of Gosport, making it an excellent choice for commuters. With easy access to local amenities and transport links, you will find everything you need within reach.

This delightful flat is a fantastic opportunity for those looking to step onto the property ladder or seeking a comfortable home in a serene environment. Do not miss the chance to make this lovely flat your own.

Call today to arrange a viewing

02392 004660

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## ENTRANCE HALL

## KITCHEN

10'0 x 7'2 (3.05m x 2.18m)

## LOUNGE/DINER

15'2 x 12'1 (4.62m x 3.68m)

## BEDROOM ONE

10'10 x 9'4 (3.30m x 2.84m)

## BEDROOM TWO

10'10 x 6'3 (3.30m x 1.91m)

## BATHROOM

6'10 x 6'5 (2.08m x 1.96m)

## OUTSIDE

## ALLOCATED PARKING

## LEASEHOLD INFORMATION

Residue of 125 years lease commencing January 1988  
Service Charge: £2498 per annum.  
Ground Rent: £120 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	77	80
England & Wales		



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