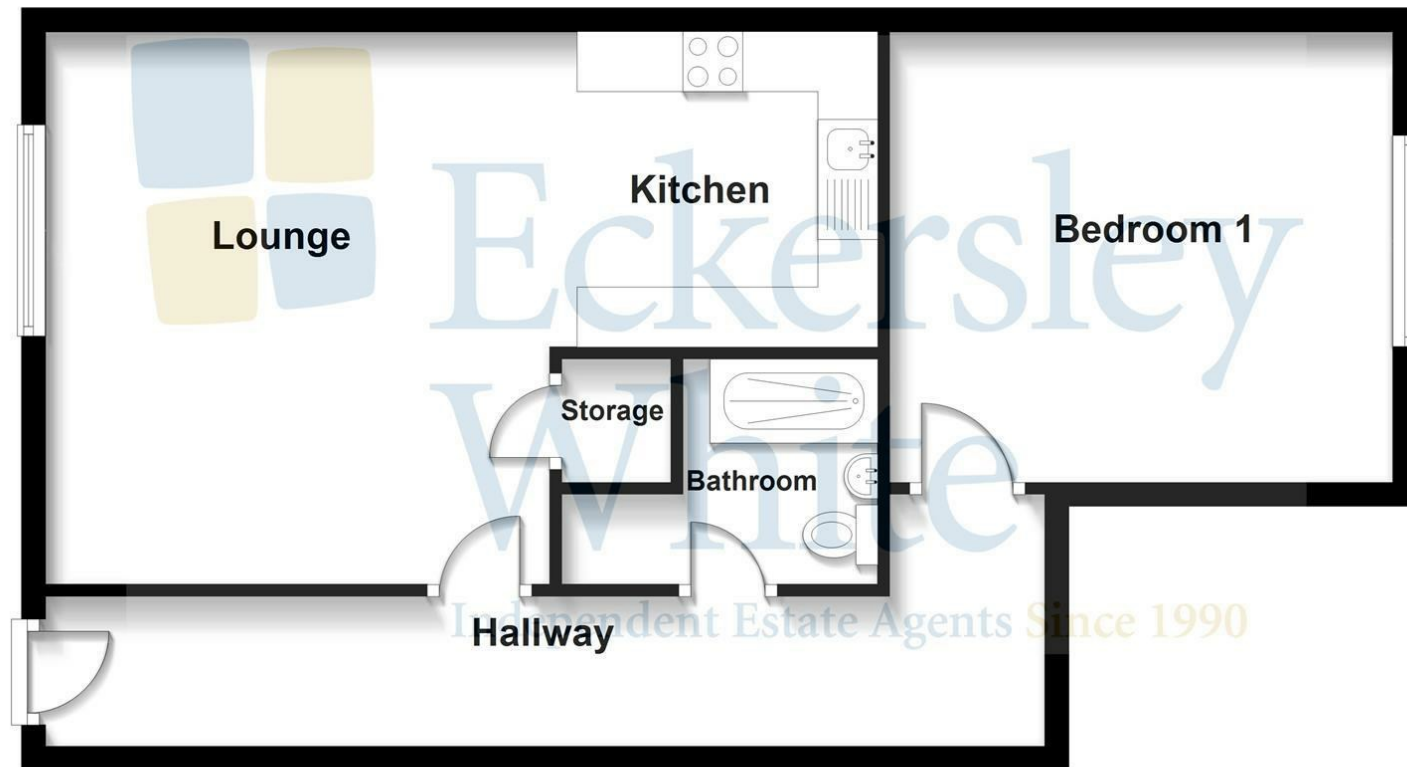
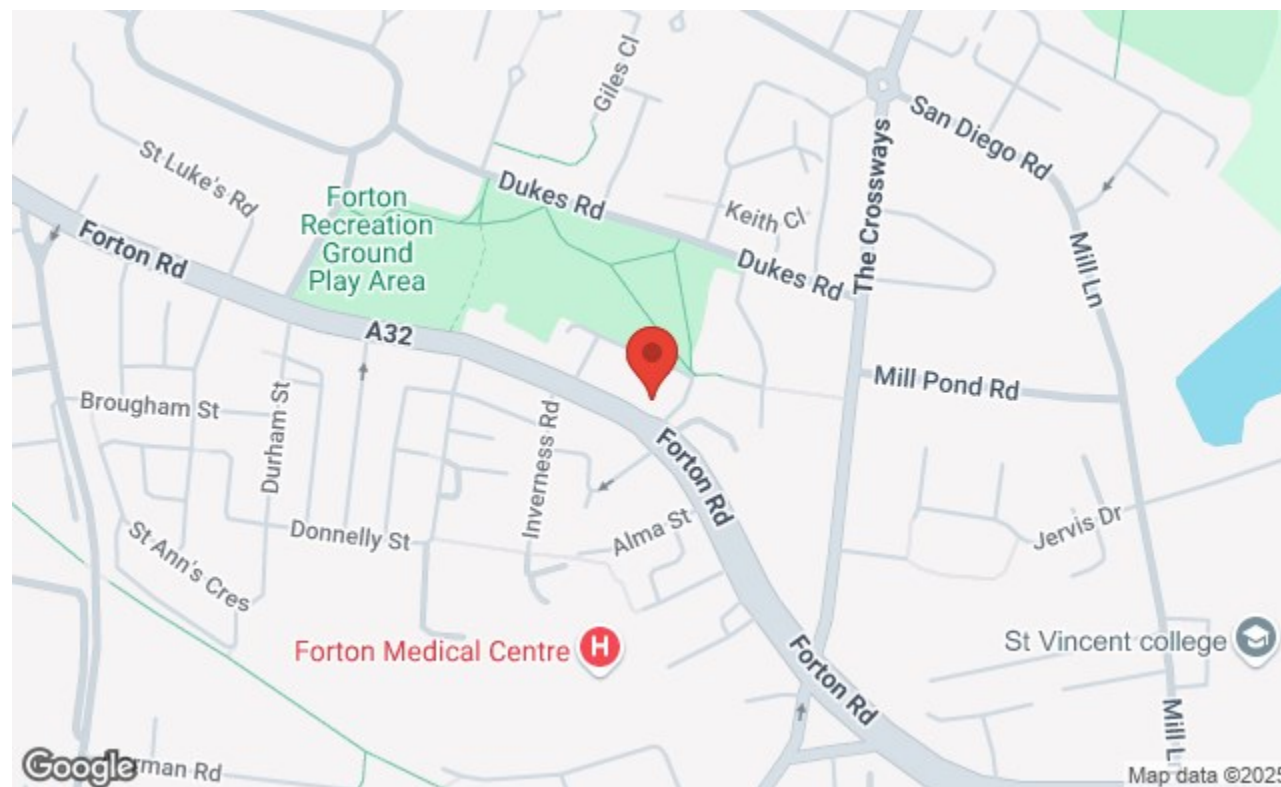


Ground Floor



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 £110,000

Forton Road, Gosport PO12 3HF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ROOF TERRACE
- ❖ PRIVATE PARKING
- ❖ MODERN STYLE
- ❖ PERFECT FOR FIRST TIME BUYERS
- ❖ CENTRAL LOCATION
- ❖ GOOD INVESTMENT OPPORTUNITY
- ❖ DOUBLE GLAZING
- ❖ NO ONWARD CHAIN
- ❖ CLOSE TO LOCAL SHOPS & BUS ROUTES
- ❖ A MUST VIEW!

Nestled on Forton Road in the charming town of Gosport, Hampshire, this delightful one-bedroom first-floor flat is a perfect opportunity for first-time buyers. Converted in 2018, the property boasts modern features and a welcoming atmosphere.

Upon entering, you will find a spacious living room that seamlessly flows into a contemporary fitted kitchen, creating an ideal space for both relaxation and entertaining. The flat includes a well-appointed double bedroom, complete with fitted wardrobes, ensuring ample storage. The shower room is stylish and functional, catering to all your needs.

The property benefits from double glazing and gas central heating, providing comfort throughout the year. Outside, you will discover an enclosed roof garden, perfect for enjoying the fresh air or tending to your plants, along with a convenient shed for additional storage. The allocated parking space adds to the practicality of this lovely home.

Situated close to local shops and bus routes, this flat offers both convenience and accessibility. With no onward chain, this property is ready for you to move in and make it your own. Don't miss the chance to view this charming flat, which is ideal for those looking to step onto the property ladder in a vibrant community.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

SOLICITORS

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. We 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)

We 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.

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 INFORMATION

Lease of 117 Years
Ground rent £100
Service Charge £150



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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