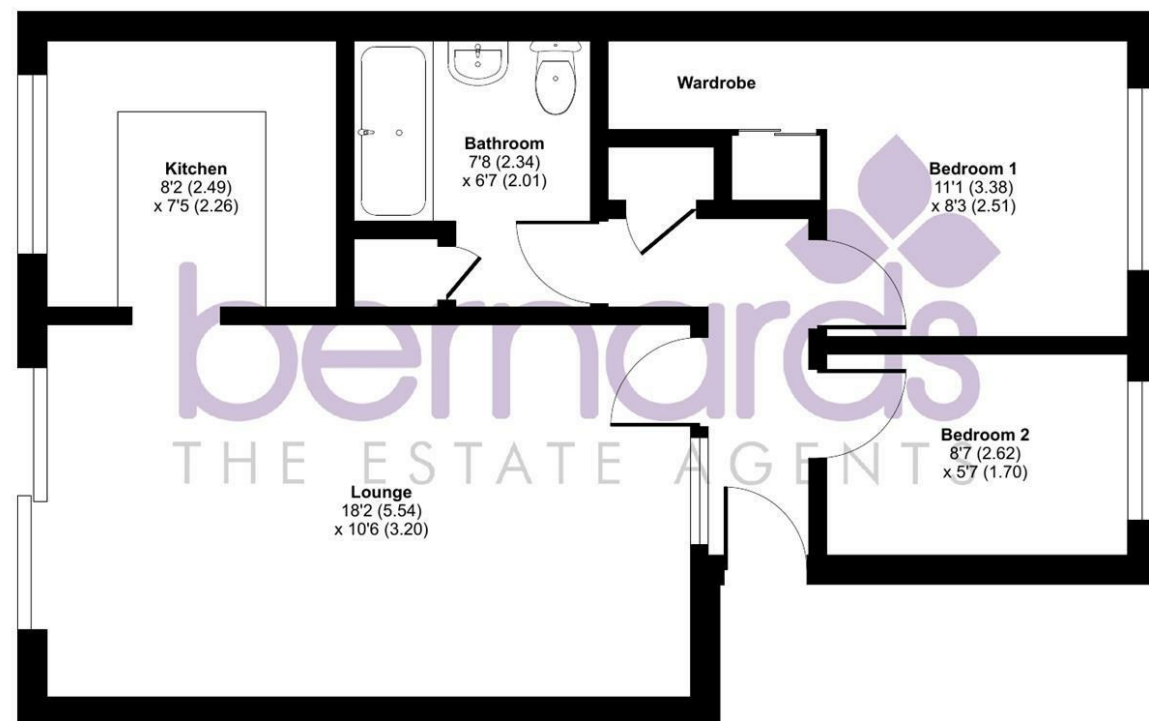




## St. Matthews Court, King Street, Gosport, PO12

Approximate Area = 570 sq ft / 52.9 sq m  
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernard's Estate and Letting Agents Ltd. REF: 1347977



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



Asking Price £145,000

King Street, Gosport PO12 1AW

**bernard's**  
THE ESTATE AGENTS



## HIGHLIGHTS

- Two-bedroom ground floor flat
- Private garden
- Modern fitted kitchen and bathroom
- Dressing room to the master bedroom
- Gas central heating and double glazing
- Security intercom system
- Allocated parking
- Town centre location
- No onward chain

Bernards are delighted to bring to market this well-presented two-bedroom garden flat, ideally located in the heart of Gosport town centre. Just a short walk from the High Street and Gosport ferry terminal, this property offers both convenience and comfort in equal measure.

The flat is set on one level and benefits from double glazing and gas central heating. Inside, you'll find a modern fitted kitchen, a spacious living room with patio doors leading out to a private

garden, a contemporary bathroom, and two bedrooms, including a dressing room off the master bedroom for added practicality.

Additional features include a security intercom system and allocated parking, providing peace of mind and convenience. Offered with no onward chain, this property is ideal for first-time buyers, downsizers, or investors alike.

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





# PROPERTY INFORMATION

## ENTRANCE HALL

## KITCHEN

8'2 x 7'5 (2.49m x 2.26m)

## LOUNGE

18'2 x 10'6 (5.54m x 3.20m)

## BEDROOM ONE

11'1 x 8'3 (3.38m x 2.51m)

## BEDROOM TWO

8'7 x 5'7 (2.62m x 1.70m)

## BATHROOM

7'8 x 6'7 (2.34m x 2.01m)

## OUTSIDE

## ALLOCATED PARKING

## LEASEHOLD INFORMATION

We are informed that there that the lease is 125 years from 1st July 1988  
£1283.46 service charges per annum.

## ANTI MONEY LAUNDERING

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

## 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!

## 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. 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.

## REMOVALS

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.



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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