

Offers Over £170,000

Pavilion Way, Gosport PO12 1FE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ VERY WELL PRESENTED
- ❖ FIRST FLOOR APARTMENT
- ❖ VIEWS OVER ST GEORGES PARK PLAYING FIELDS
- ❖ TOWN CENTRE LOCATION
- ❖ GATED COMMUNITY WITH FOB ACCESS
- ❖ RECENTLY REDECORATED
- ❖ ALLOCATED PARKING
- ❖ IDEAL FIRST TIME BUY
- ❖ EN SUITE TO MASTER BEDROOM
- TWO DOUBLE BEDROOMS

Bernards is pleased to present this modern first-floor apartment situated in a secure gated community in the heart of Gosport. This delightful property, measuring 56.8m², is conveniently located within walking distance of the bustling High Street, making it an ideal choice for those seeking both comfort and accessibility.

Upon entering, you will find a bright and airy open-plan kitchen and dining area that seamlessly flows into the living room. This space is enhanced by double glazing, allowing for an abundance of natural light and offering lovely views over the picturesque St Georges Park playing fields. The apartment features two generously sized double bedrooms, with the master bedroom benefiting from an en suite bathroom, providing a touch of luxury and privacy. A modern bathroom suite serves the second bedroom and guests alike, ensuring

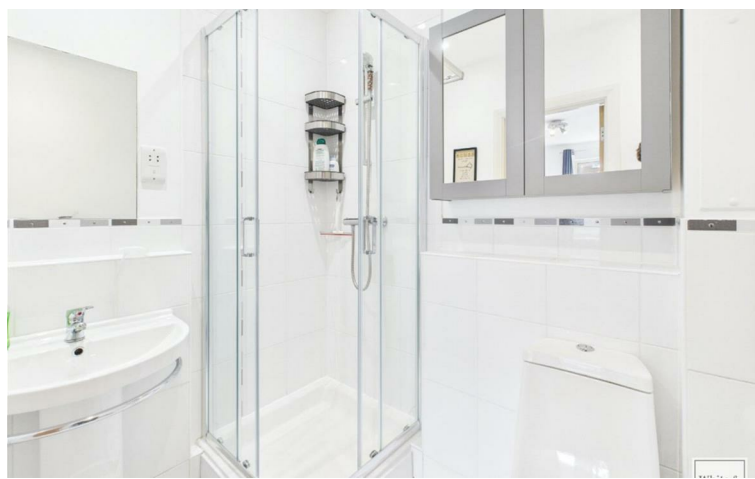
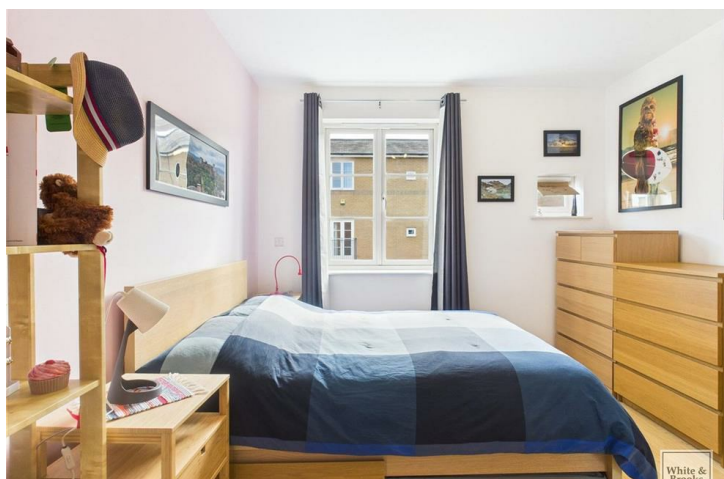
convenience for all.

The property has been well-maintained, with a new roof installed in 2024, giving you peace of mind for years to come. Additionally, the apartment comes with allocated parking for one vehicle, along with visitor bays for guests.

This flat is an excellent opportunity for first-time buyers looking to enter the property market in a vibrant area. With its modern amenities, prime location, and secure environment, this apartment is not to be missed. We invite you to arrange a viewing and experience the charm of this lovely home for yourself.

Call today to arrange a viewing
02392 004660
www.bernardsea.co.uk





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PROPERTY INFORMATION

ENTRANCE HALL

OPEN PLAN LIVING ROOM/KITCHEN/DINER
25'0 x 12'5 (7.62m x 3.78m)

BEDROOM ONE
10'10 x 10'8 (3.30m x 3.25m)

EN SUITE
6'7 x 5'0 (2.01m x 1.52m)

BEDROOM TWO
14'4 x 8'1 (4.37m x 2.46m)

BATHROOM
6'9 x 5'6 (2.06m x 1.68m)

OUTSIDE

ALLOCATED PARKING SPACE
With visitor permits.

LEASEHOLD INFORMATION
"We have been informed by the seller that there is a remaining lease of 103 years and ground rent £200 per annum and service charge of £348.52 per month which includes the water rates".

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.

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

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.

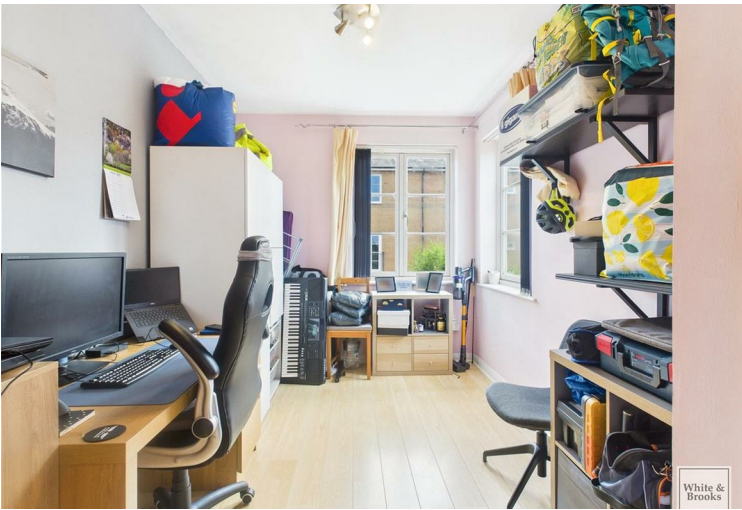
Removals
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

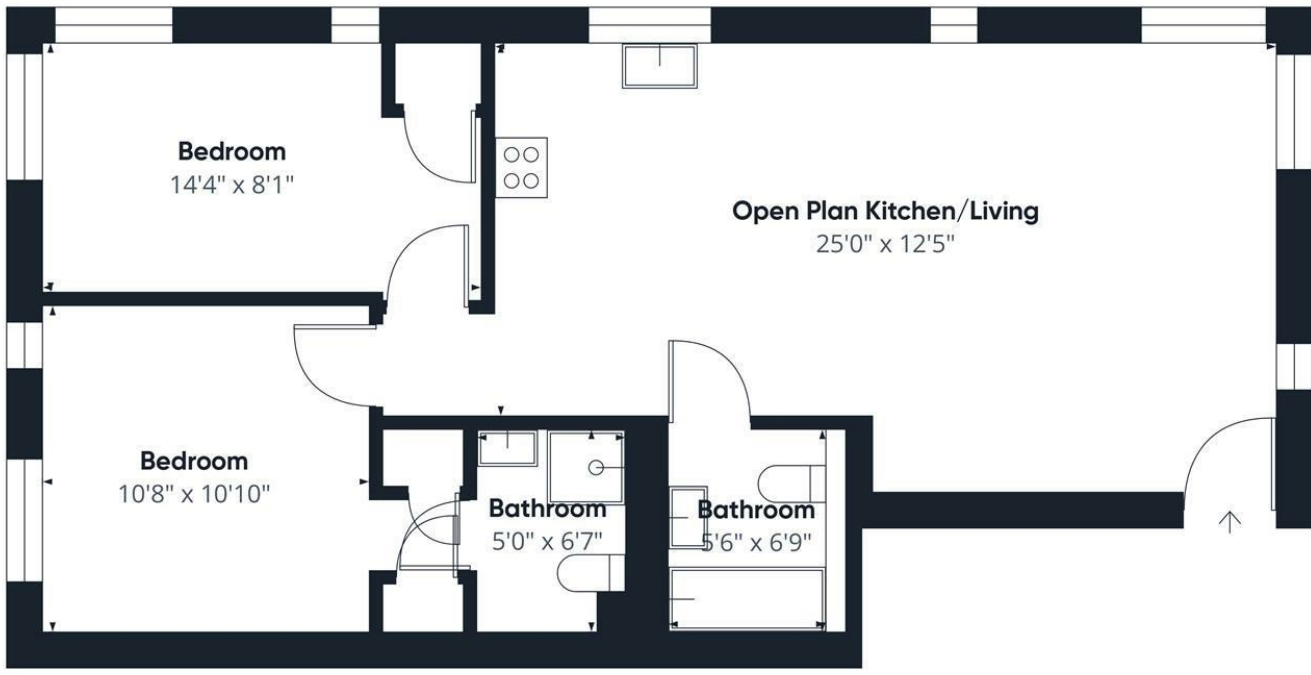
Bernards Mortgage & Protection
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection 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!

Leasehold / Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





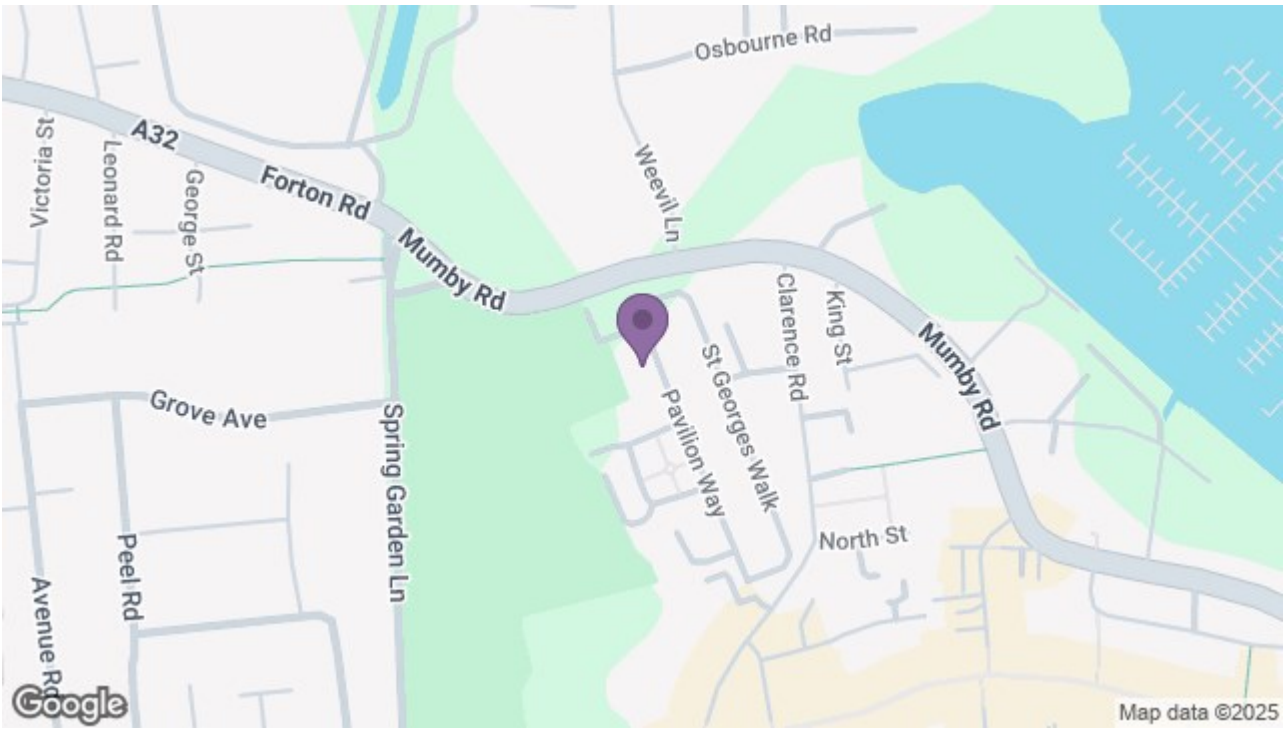
Approximate total area⁽¹⁾
695 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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