

Offers Over £110,000

Cornwell Close, Gosport PO13 9QL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ Three-bedroom first-floor maisonette on the outskirts of Gosport
- ❖ Double glazing and electric heating
- ❖ Three double bedrooms
- ❖ Residents' car park
- ❖ Ideal for buy-to-let investors
- ❖ Potential rental return of £1,000 per month
- ❖ Estimated yield of 10%
- Outskirts of Gosport

Bernards are excited to offer this spacious three-bedroom first-floor maisonette, located on the outskirts of Gosport.

The property benefits from double glazing and electric heating throughout. On the ground floor, you'll find a fitted kitchen and a cozy living room. Upstairs, there are three generously sized double bedrooms and a family bathroom.

Externally, there is a residents' car park for convenient parking. This property is an excellent opportunity for buy-to-let investors, offering a potential rental income of £1,000 per month, which provides an estimated yield of around 10%.

Contact us today to arrange your viewing!

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





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PROPERTY INFORMATION

ENTRANCE

KITCHEN

11'5 x 8'6 (3.48m x 2.59m)

LIVING ROOM

11'8 x 11'5 (3.56m x 3.48m)

LANDING

BEDROOM ONE

11'11 x 11'5 (3.63m x 3.48m)

BALCONY

9'2 x 2'3 (2.79m x 0.69m)

BEDROOM TWO

11'10 x 11'5 (3.61m x 3.48m)

BEDROOM THREE

11'4 x 9'0 (3.45m x 2.74m)

BATHROOM

8'3 x 5'3 (2.51m x 1.60m)

OUTSIDE

RESIDENTS CAR PARK

Concrete Construction

Council Tax Band A

Leasehold Information

We are informed by our seller that there is 964 years remaining on the lease. Ground rent £45 per annum. Service charge £788.39 paid per 6 months.

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.

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.

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.

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.

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!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

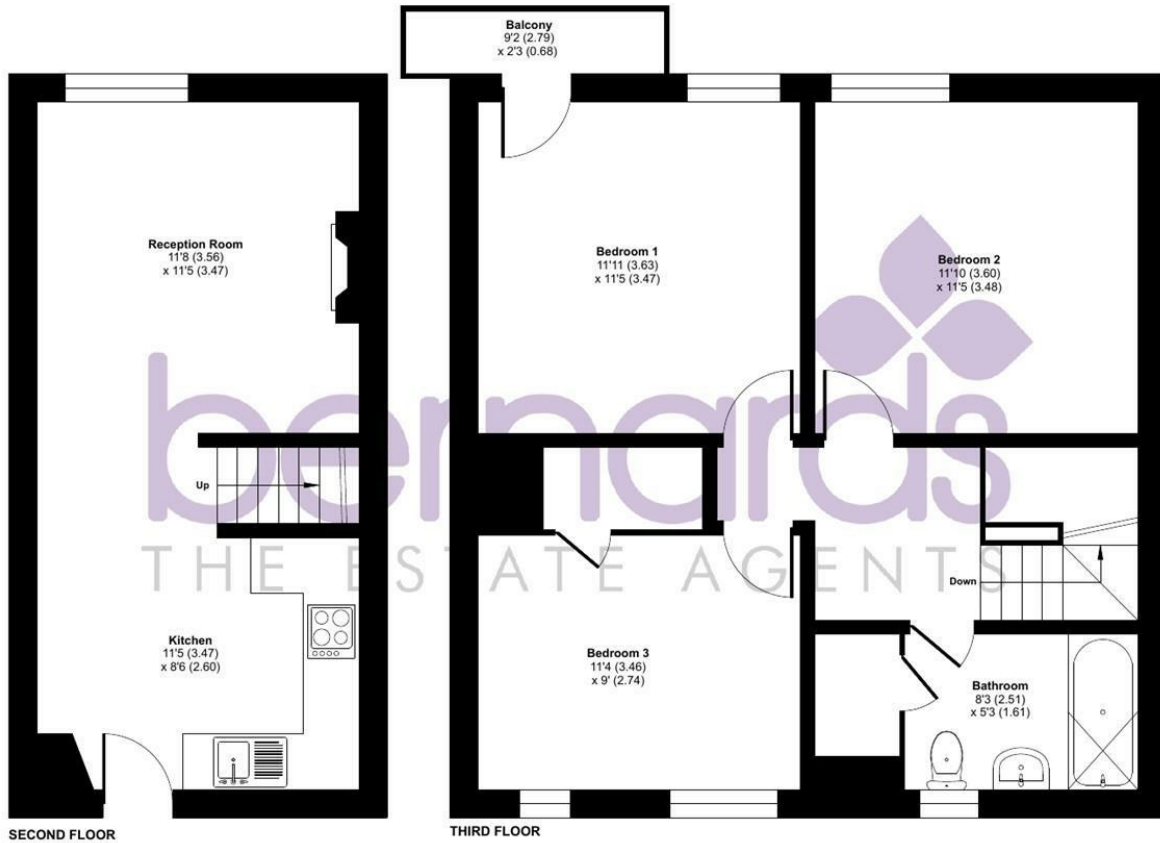




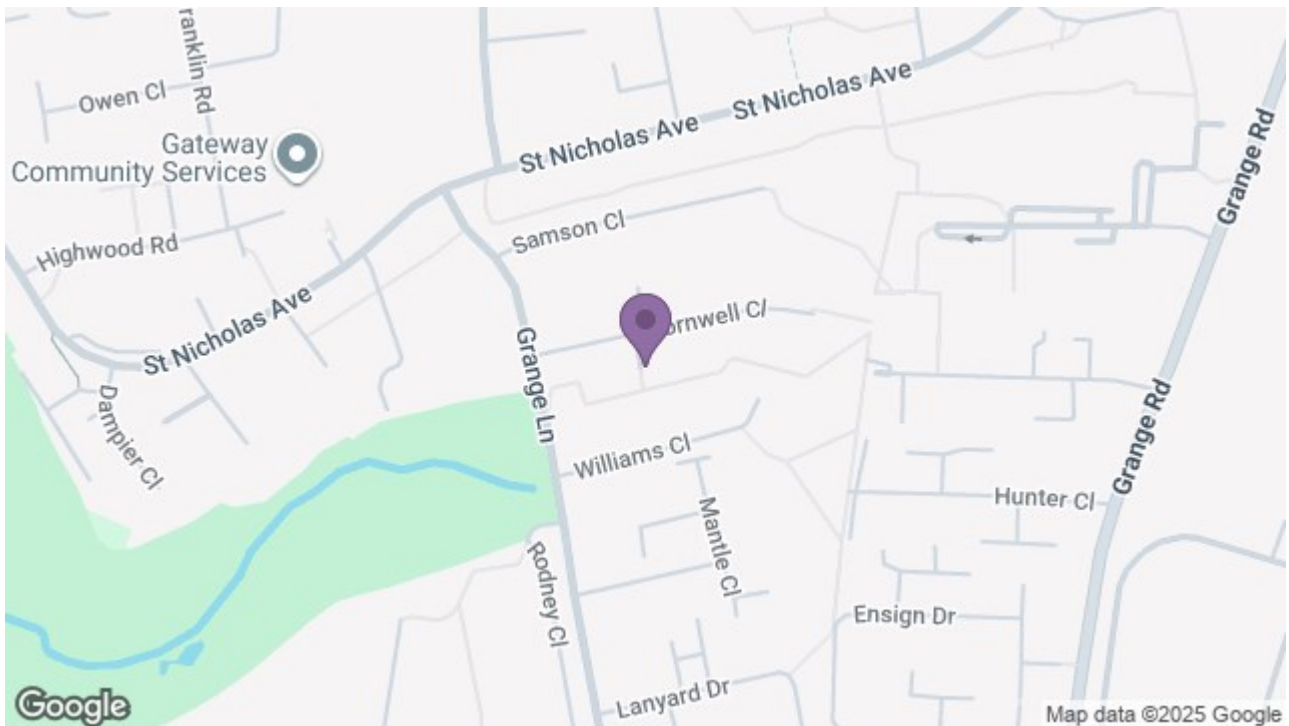
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Approximate Area = 841 sq ft / 78.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1383038



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

