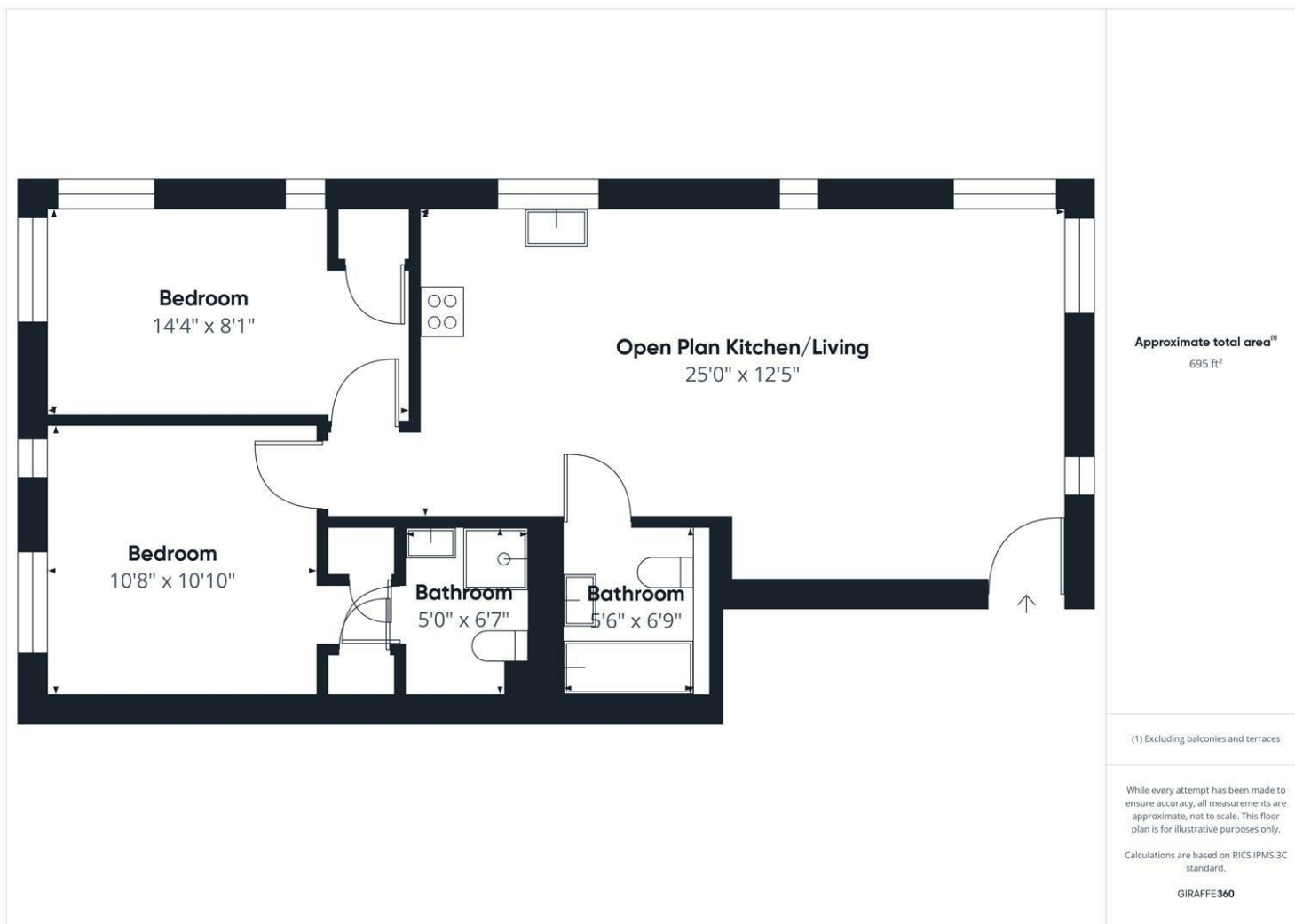




Offers Over £150,000

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 are delighted to offer this contemporary first-floor apartment located in a secure, gated community in the heart of Gosport. With a spacious 695 square feet of living space, this property is ideally situated within walking distance of the vibrant High Street, making it perfect for those seeking both comfort and convenience.

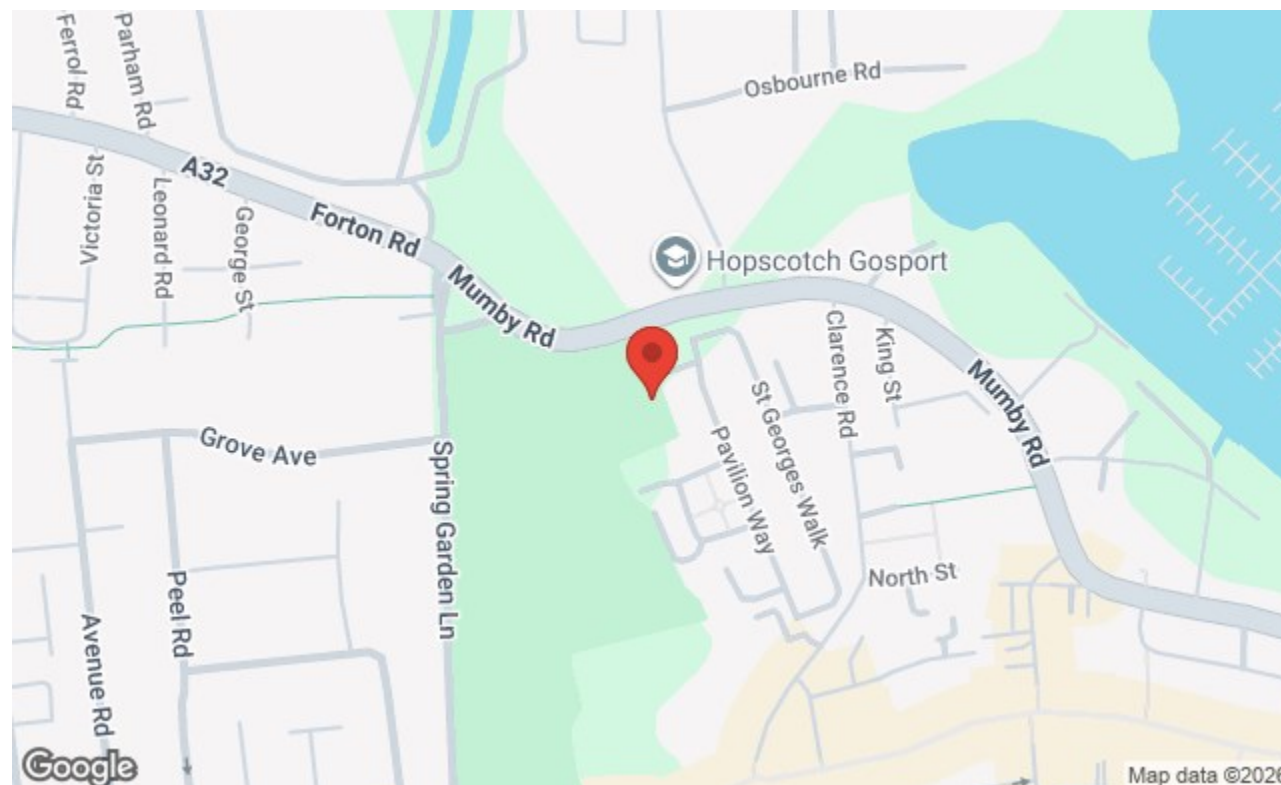
Upon entering, you'll be welcomed by a bright, open-plan kitchen and dining area that seamlessly flows into the living room. Large windows and double glazing flood the space with natural light, offering lovely views of the picturesque St Georges Park playing fields. The apartment boasts two generously sized double bedrooms, including a master with an en suite bathroom for added luxury and privacy. A modern family bathroom serves the second bedroom and guests.

The apartment has been meticulously maintained, with a new roof installed in 2024, ensuring peace of mind for years to come. It also comes with an allocated parking space for one vehicle, plus visitor bays for guests.

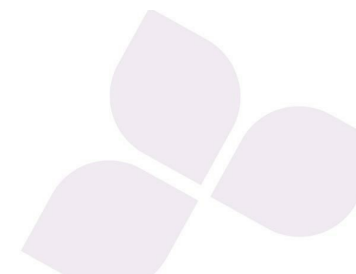
This property is an excellent opportunity for first-time buyers to enter the market in a vibrant and desirable location. Offering modern living, a secure environment, and a prime location, this apartment is a must-see. We encourage you to arrange a viewing and experience the charm of this fantastic home within the historic 'The Pavilions' development.

Externally, the property benefits from allocated parking, visitor bays, and secure cycle storage. The development offers a quiet, traffic-free environment and includes an on-site maintenance manager for added convenience.

This apartment represents an ideal first-time purchase or investment opportunity, with a central location offering easy access to local transport links, including the bus station, ferry, and a wide range of shops and amenities.



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



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



# 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 understand the lease has approximately 103 years remaining. Monthly Management Fee: £230  
This charge includes:  
SM reserve allocation  
Water supply and sewage  
Buildings insurance  
Cleaning and electricity for common areas  
Fire health & safety compliance  
General building repairs  
Professional fees  
Contingency provision

Management charges  
Monthly Estate Charge: £84.21  
This covers:  
Estate reserve allocation  
Bin store servicing and maintenance  
Communal electricity  
Drain clearance  
Communal TV services  
Gardening services  
Tree maintenance  
Insurance  
Security services  
Gated estate maintenance  
All associated professional fees

The development currently holds £45,000 in its reserve fund, providing reassurance that future works can be covered without unexpected "payment on demand" requests. The reserve system offers excellent peace of mind for residents should any maintenance issues arise.

**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 |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



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