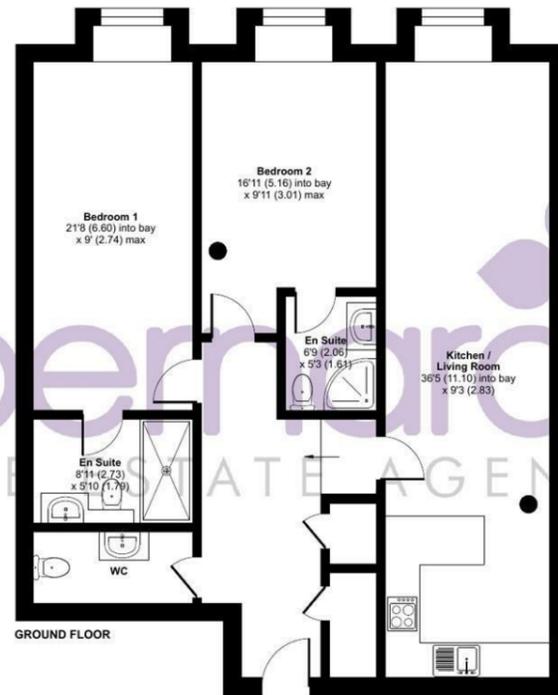
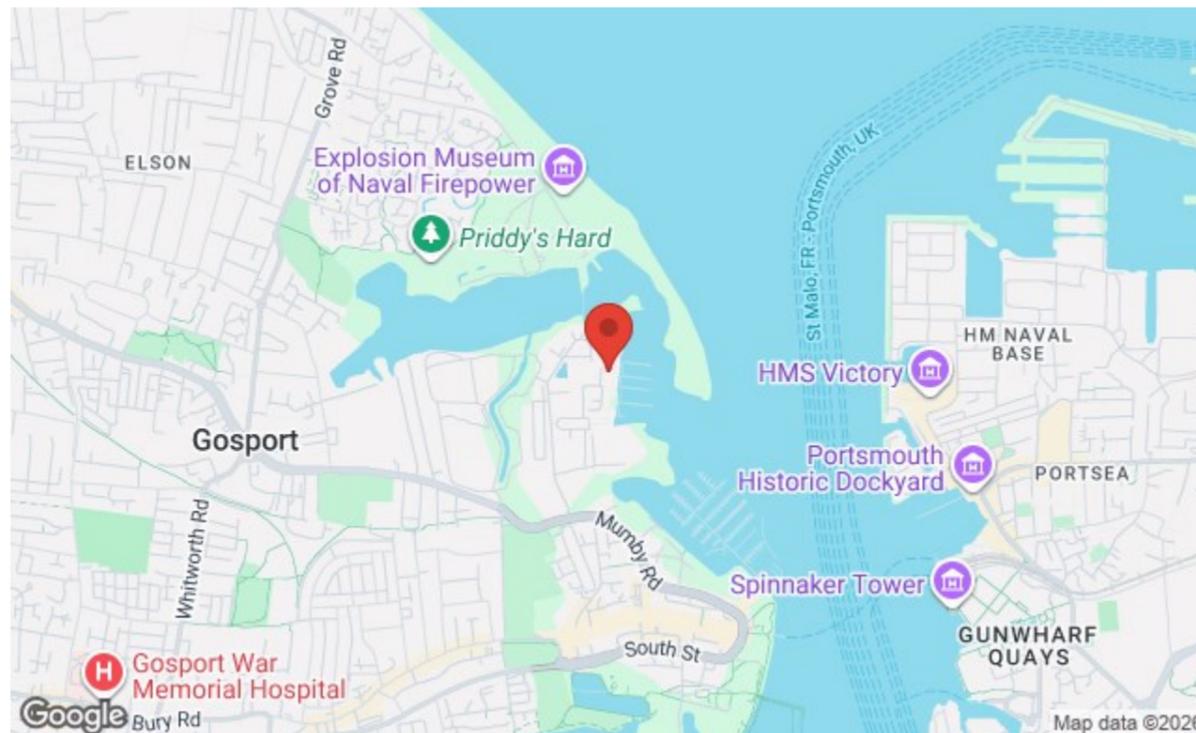


## Weevil Lane, Gosport, PO12

Approximate Area = 994 sq ft / 92.3 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1384798



£1,450 Per Calendar Month

The Granary and Bakery, Weevil Lane,  
Gosport PO12 1AX

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- Brand new waterside apartment
- Located within the iconic Granary & Bakery
- Available Now
- Bright, generously proportioned living spaces
- Contemporary fitted kitchen with integrated appliances
- Located in the Royal Clarence Marina
- Distinguished Grade II\* listed buildings
- Two en-suite bedrooms
- Excellent sailing facilities, and a tranquil waterfront environment
- Permit Parking

## TWO BEDROOM WATERSIDE APARTMENT - AVAILABLE NOW

Discover the perfect blend of historic charm and modern comfort in this beautifully restored first-floor apartment within the iconic Royal Clarence Marina. Set in the prestigious Grade II\* listed Granary & Bakery, originally part of the Royal Navy's victualling yard, the property showcases soaring ceilings, exposed brickwork, and cast-iron features reflecting its maritime heritage.

The apartment offers bright, spacious living areas with large sash windows, an open-plan lounge and

dining space, and a contemporary fitted kitchen with integrated appliances. There are two generous double bedrooms, two modern bathrooms, and a separate W/C, along with excellent storage throughout.

Residents benefit from landscaped courtyards, permit parking, and a peaceful waterfront setting close to local bars, restaurants, and sailing facilities. With excellent transport links to Portsmouth, Fareham, and Southampton, this home is ideal for professionals or those seeking coastal living.

Call today to arrange a viewing

02392 004660

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## RIGHT TO RENT

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

## TENANT FEES

Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel,

water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;

- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

## ENTRANCE HALL

## OPEN PLAN KITCHEN TO LOUNGE/DINER

36'5" x 9'3" (11.10m x 2.82m)

## BEDROOM ONE

21'8" x 9'0" (6.60m x 2.74m)

## ENSUITE

8'11" x 5'10" (2.72m x 1.78m)

## BEDROOM TWO

16'11" x 9'11" (5.16m x 3.02m)

## ENSUITE

6'9" x 5'3" (2.06m x 1.60m)

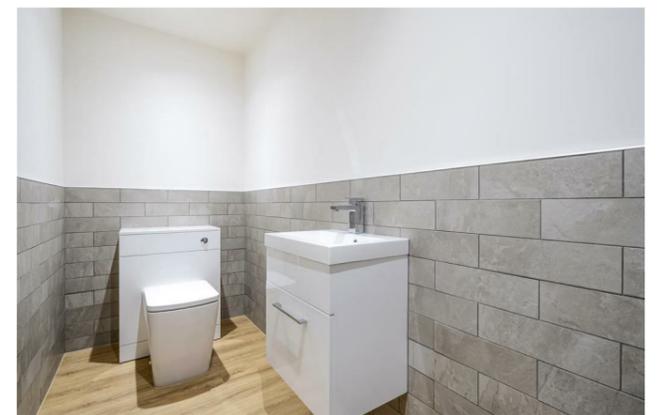
## ADDITIONAL W.C

3'10" x 6'5" (1.17m x 1.96m)

## OUTSIDE

## ALLOCATED PERMIT PARKING

We are informed that each flat has 1 permitted parking space.



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	46	46
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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