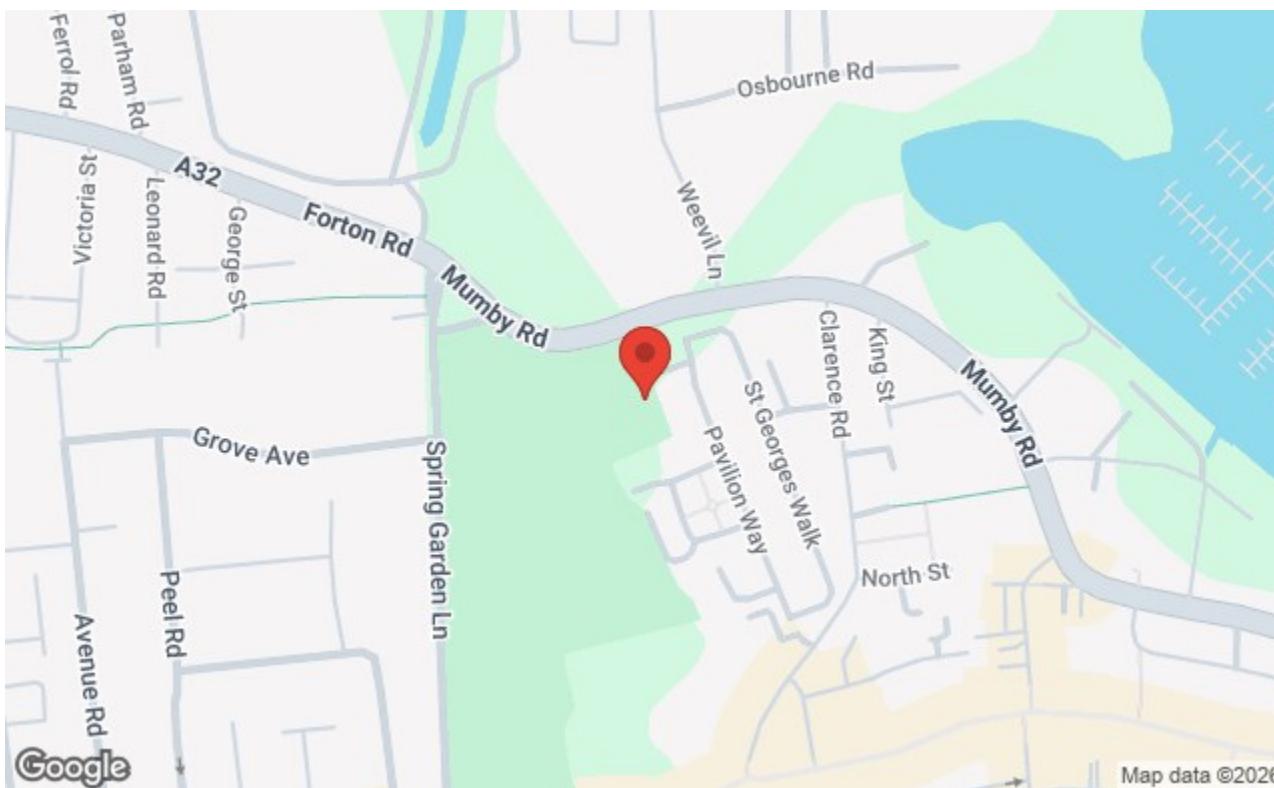
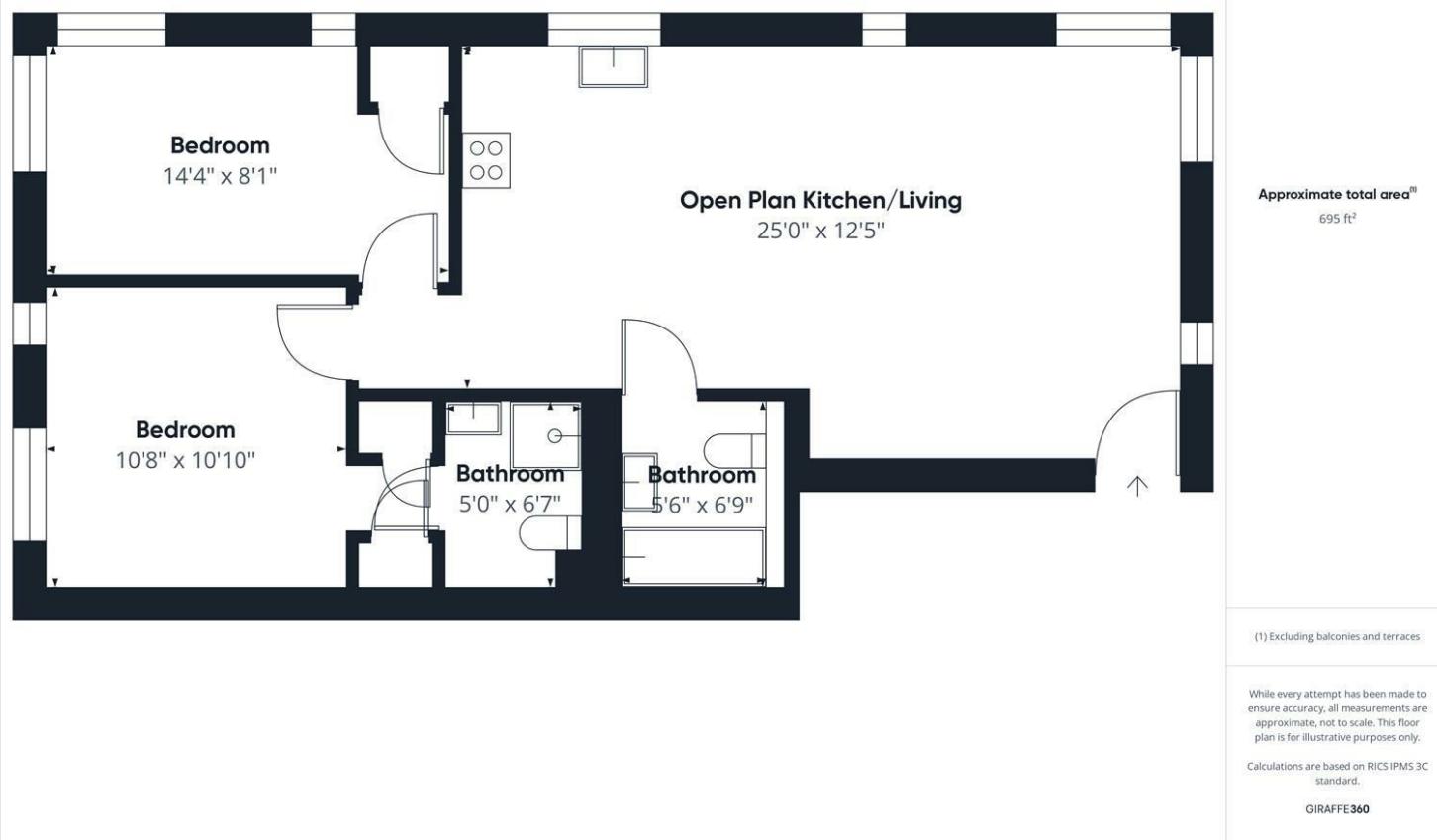


Offers Over £150,000

FOR
SALE

Pavilion Way, Gosport PO12 1FE

bernards
THE ESTATE AGENTS



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



Call today to arrange a viewing
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2



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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.

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

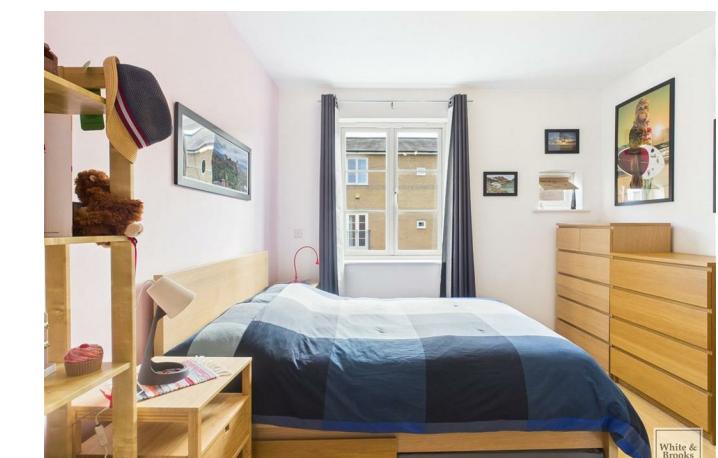
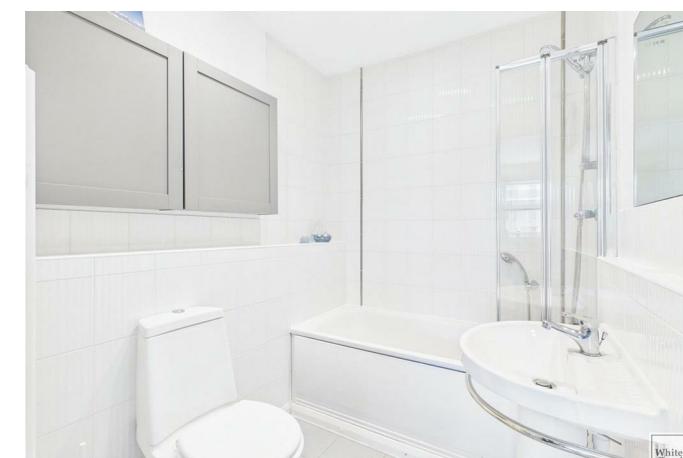
As part of our drive to assist clients with
all aspects of the moving process, we
have sourced a reputable removal
company. Please ask a member of our
sales team for further details and a
quotation.

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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		
(55-68)	D	74	74
(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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