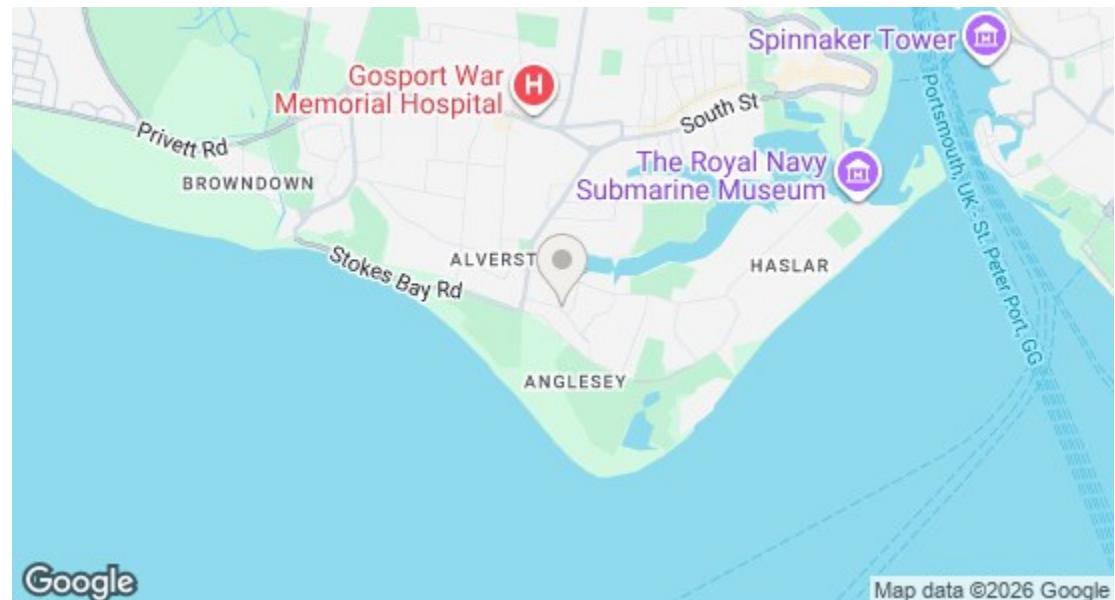




**bernards**  
THE ESTATE AGENTS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1370109



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (82 plus)	A	
(81-91)	B	
(69-80)	C	
(55-58)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Flat 3, 16 Crescent Road, Gosport,  
Hampshire, PO12 2DH

2 BEDROOMS 1 BATHROOMS 1 RECEPTIONS

02392 004660



97 High Street, Gosport, PO12 1DS



## SUMMARY

Nestled in the charming area of Crescent Road, Gosport, this purpose-built apartment offers a delightful blend of comfort and convenience. Spanning an impressive 904 square feet, the property features a well-appointed reception room that serves as the heart of the home, perfect for both relaxation and entertaining guests.

The apartment comprises two spacious bedrooms, providing ample space for rest and privacy. Each room has natural light, creating a warm and inviting atmosphere. The kitchen has panoramic views across Stokes Bay and is of contemporary design. The shower room is light and airy with a modern shower and designer radiator.

This property is ideally situated, offering easy access to local amenities and transport links, making it a perfect choice for those seeking a vibrant community lifestyle. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy modern living in a desirable location.

With its off-road parking, generous space and practical layout, this apartment on Crescent Road is not to be missed. Come and experience the charm and convenience it has to offer.

**FOR SALE**  
**£270,000**

### AML - Anti Money Laundering Procedure

We 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.

### Financial Services

**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!

### Recommended 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. We 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.

### Assistance with 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.

**SHARE OF FREEHOLD** - Council Tax Band C

Service Charge £1200 pa

