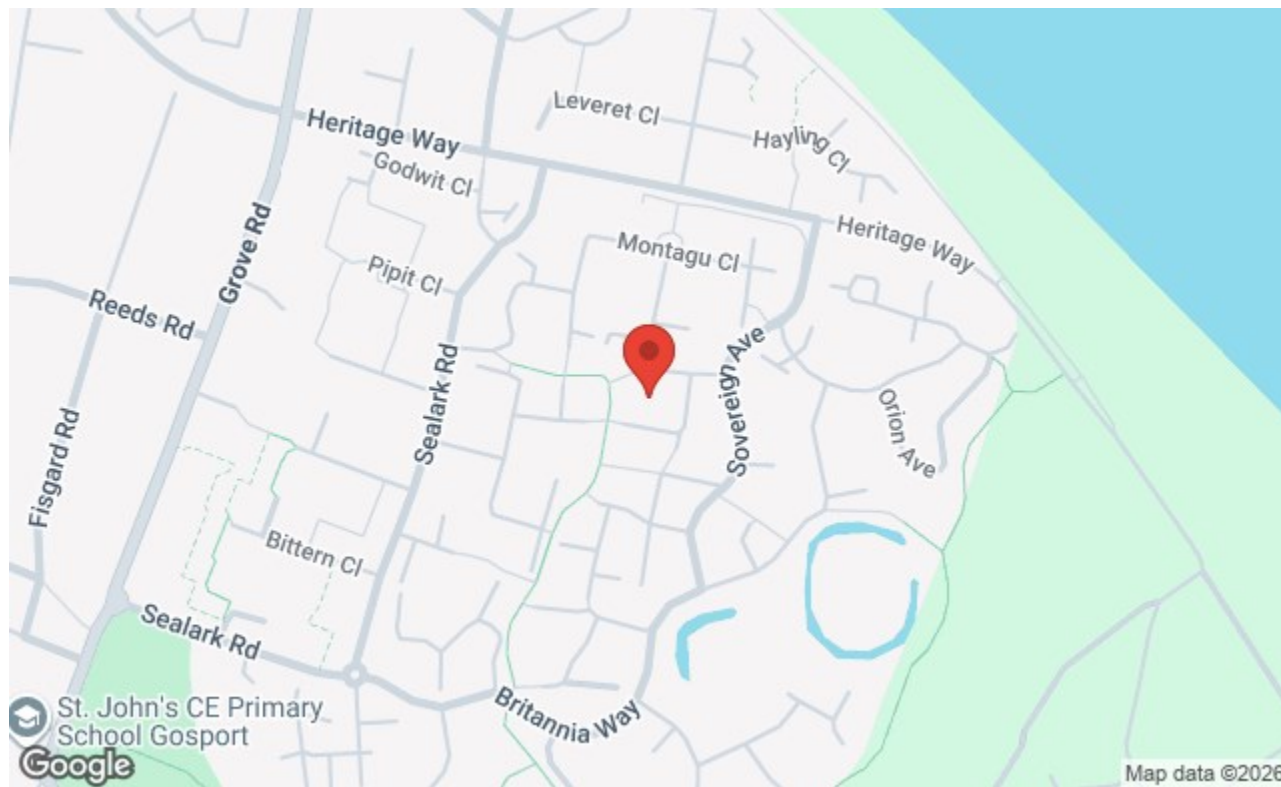


**Floor Plan**

Total floor area 76.3 m<sup>2</sup> (822 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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



Offers Over £160,000

Dartmouth Court, Gosport PO12 4BQ



**HIGHLIGHTS**

- ❖ A SPACIOUS TWO-BEDROOM FIRST-FLOOR APARTMENT
- ❖ SOUGHT-AFTER PRIDDYS HARD LOCATION
- ❖ SPACIOUS LOUNGE/DINER
- ❖ MODERN FITTED KITCHEN
- ❖ TWO DOUBLE BEDROOMS
- ❖ EN-SUITE TO PRINCIPAL BEDROOM
- ❖ SEPARATE BATHROOM
- ❖ ALLOCATED PARKING SPACE
- ❖ SECURE ENTRY PHONE SYSTEM

A SPACIOUS TWO-BEDROOM FIRST-FLOOR APARTMENT IN PRIDDYS HARD WITH PARKING.

Bernards Estate Agents are delighted to offer for sale this well-presented modern apartment, conveniently located close to local shops and the waterfront.

The property benefits from double glazing, electric heating, and a secure entry phone system.

Internally, the accommodation comprises an entrance hall leading

to a spacious lounge/diner with access to a modern fitted kitchen, two double bedrooms, an en-suite to the principal bedroom, and a separate bathroom.

Externally, the property offers allocated parking as well as visitor bays.

An ideal first-time purchase.

Call today to arrange a viewing

02392 004660

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# PROPERTY INFORMATION

## ENTRANCE HALL

## FITTED KITCHEN

10'8 x 6'8 (3.25m x 2.03m)

## LOUNGE/DINER

19'2 x 14'5 (5.84m x 4.39m)

## BEDROOM ONE

12'7 x 10'9 (3.84m x 3.28m)

## EN SUITE

## BEDROOM TWO

14'9 x 9'0 (4.50m x 2.74m)

## BATHROOM

## OUTSIDE

## ALLOCATED PARKING

With additional visitor bays.

## COUNCIL TAX BAND D

## LEASEHOLD INFORMATION

We are informed by our seller that there is 129 years remaining on the lease. The current ground rent is £160 per annum, with maintenance charges of £2,483 per annum.

## 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.

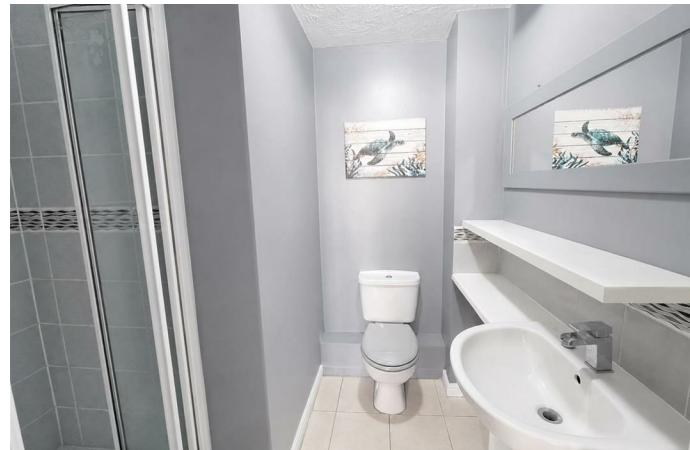
## SOLICITORS

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	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	68
EU Directive 2002/91/EC	
England & Wales	



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