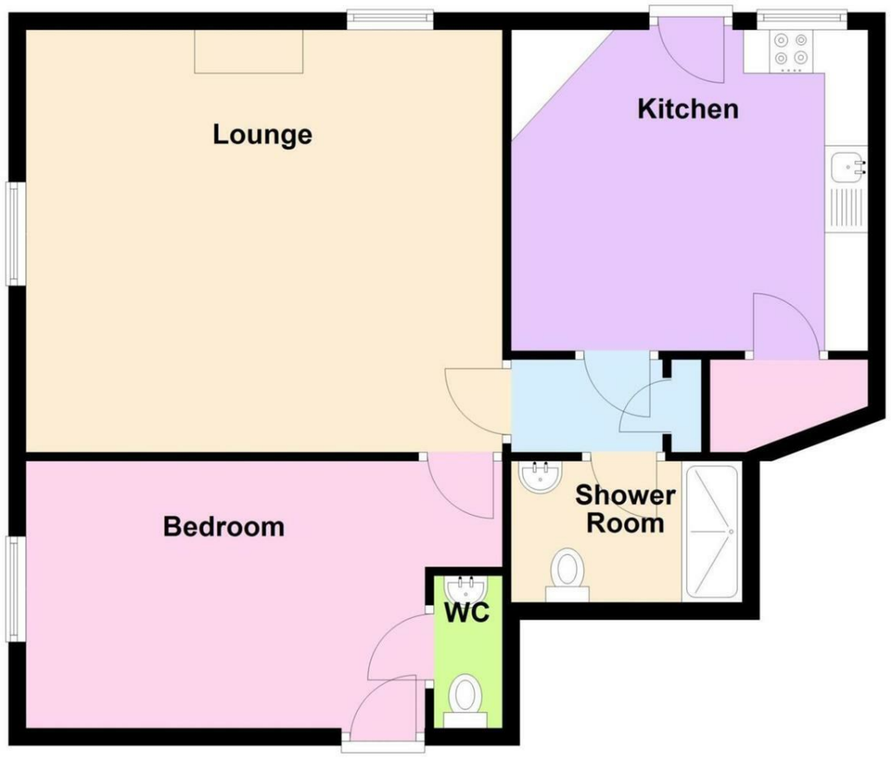
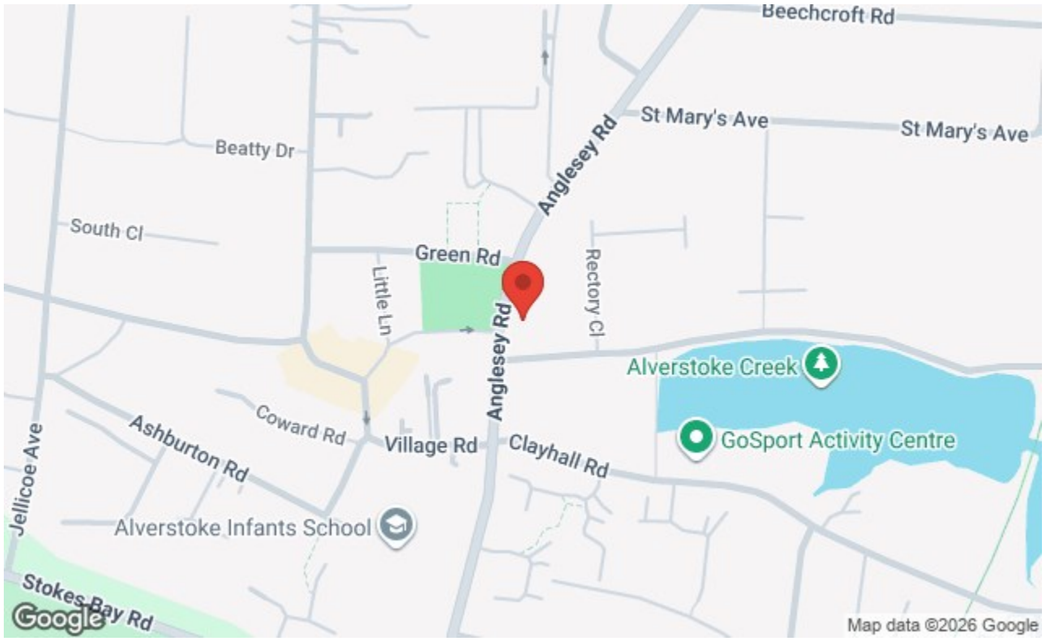
Ground Floor





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

FOR SALE

Offers In Excess Of £145,000

35 Anglesey Road, Gosport PO12 2EH

bernards THE ESTATE AGENTS



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HIGHLIGHTS

- Grade II Listed character ground floor apartment
- Own private front door access
- Located in the highly sought-after Alverstoke area of Gosport
- Short walk to Alverstoke Village shops and Stokes Bay Beach
- Spacious living room
- Large kitchen with integrated appliances
- Double bedroom with en-suite WC
- No onward chain
- Communal gardens and residents' car park

Guide Price £145,000 to £155,000

GRADE II LISTED CHARACTER GROUND FLOOR APARTMENT WITH OWN FRONT DOOR ACCESS – ALVERSTOKE

Located in the heart of the highly sought-after Alverstoke area of Gosport, this charming Grade II listed ground floor apartment is just a short walk from Alverstoke Village shops and the seafront at Stokes Bay Beach.

The property benefits from its own private front door and offers well-proportioned accommodation throughout. Internally, there is a large kitchen with integrated appliances and a pantry, a spacious living room, a modern shower room, and a generous double bedroom with fitted wardrobes and an en-suite WC. The property also benefits from gas central heating.

Externally, residents can enjoy well-maintained communal gardens along with a residents' car park.

Offered to the market with no onward chain, this property would be ideal for buyers seeking a characterful home in a highly desirable coastal location, with the added benefit of a straightforward and speedy purchase.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE

KITCHEN
13'5 x 12'3 (4.09m x 3.73m)

INNER HALLWAY

LIVING ROOM
17'9 x 15'8 (5.41m x 4.78m)

BEDROOM
18'0 x 10'1 (5.49m x 3.07m)

EN SUITE WC
6'1 x 2'9 (1.85m x 0.84m)

SHOWER ROOM
8'3 x 5'3 (2.51m x 1.60m)

OUTSIDE

RESIDENTS CAR PARKING

COMMUNAL GARDEN

LEASEHOLD INFORMATION
We are informed that there is 143 years remaining on the lease. Current ground rent £0 (peppercorn) and maintenance charges approx £1600 per annum paid in 2x 6 month instalments and includes water rates and building insurance.

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!





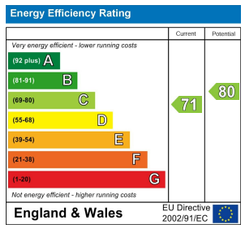












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