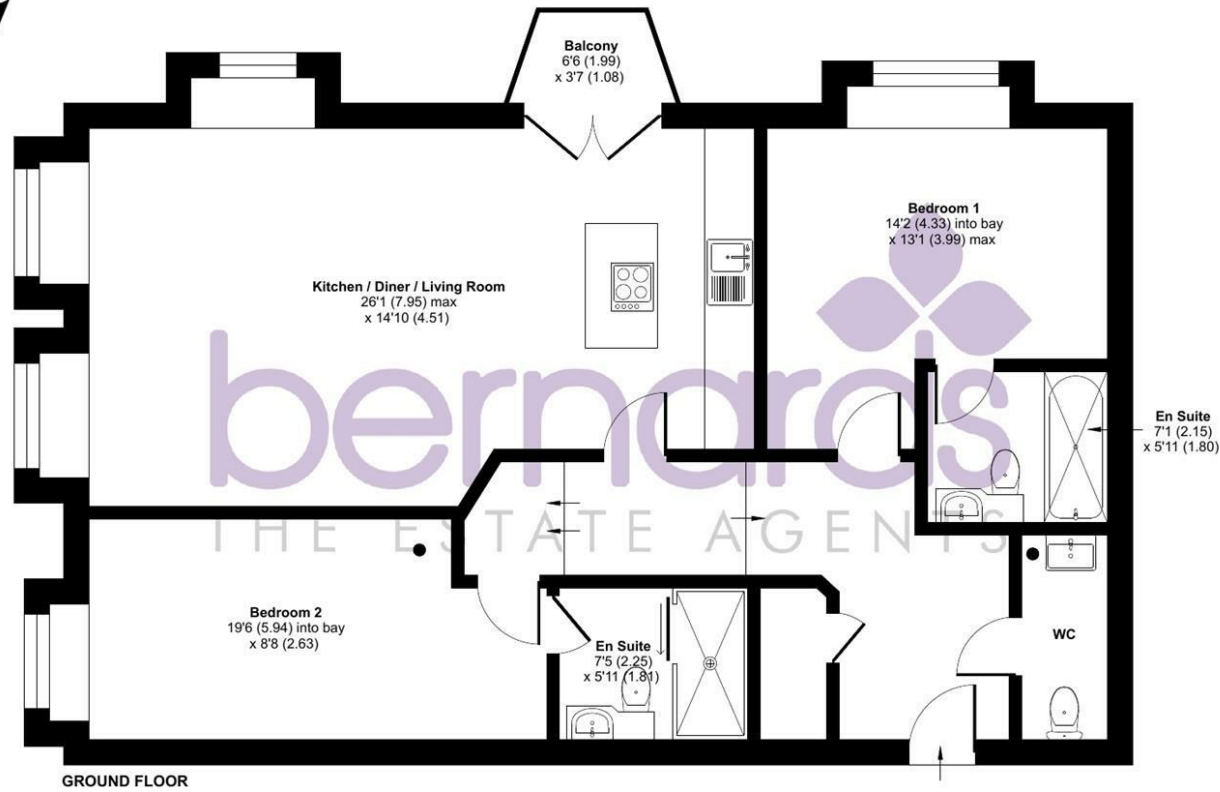




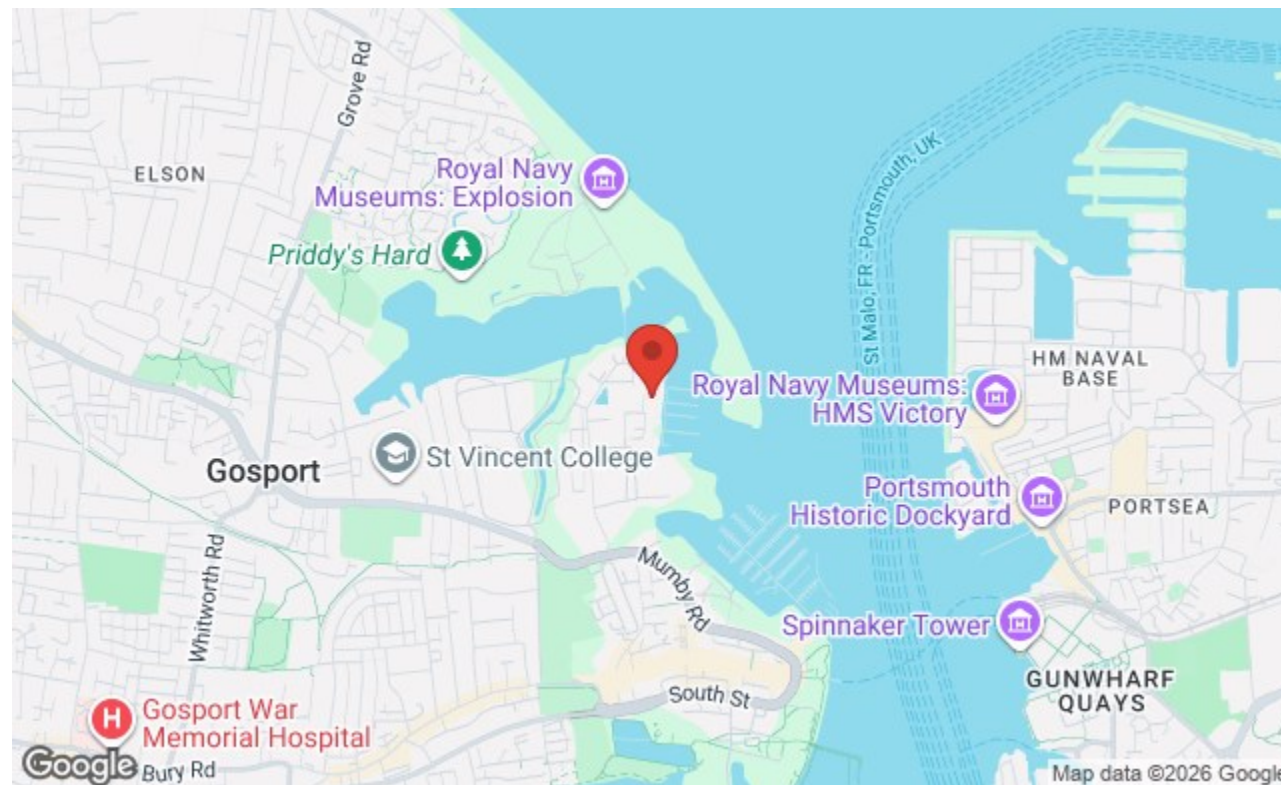
## Weevil Lane, Gosport, PO12

Approximate Area = 1010 sq ft / 93.8 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). © nchecorn 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1384796



£1,600 Per Calendar Month

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

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- BRAND NEW WATERSIDE APARTMENT
- LOCATED WITHIN THE ICONIC GRANARY & BAKERY
- TWO EN-SUITE BEDROOMS
- BRIGHT & WELL PROPORTIONED LIVING SPACE
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LOCATED WITHIN ROYAL CLARENCE MARINA
- SEA VIEWS
- LISTED BUILDING
- CLOSE TO RESTURANTS AND OTHER AMENITIES
- AVAIL ABIF AUGUST

Unexpectedly Re available! – A stunning first-floor apartment within the iconic Granary & Bakery at Royal Clarence Marina.

Set within this prestigious Grade II\* listed building, the property beautifully combines historic character with contemporary style, showcasing high ceilings, exposed brickwork, cast-iron features and large sash windows that flood the space with natural light.

The bright and spacious open-plan living and dining area flows seamlessly into a modern fitted kitchen with integrated appliances, ideal for both relaxing and entertaining. The generous

principal bedroom offers a peaceful retreat and benefits from an en-suite, complemented by a second modern bathroom and excellent storage throughout.

Residents enjoy landscaped courtyards, private parking and an enviable waterfront setting, just moments from popular bars, restaurants and sailing facilities. Excellent transport links to Portsmouth, Fareham and Southampton make this an ideal home for professionals or those seeking a stylish coastal lifestyle.

Early viewing highly recommended.

Call today to arrange a viewing

02392 004660

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



# PROPERTY INFORMATION

## ENTRANCE HALL

### OPEN PLAN KITCHEN TO LOUNGE/DINER

34'5 x 14'8 (10.49m x 4.47m)

### BEDROOM ONE

20'3" x 8'5" (6.17m x 2.57m)

### ENSUITE

6'10" x 5'8" (2.08m x 1.73m)

### BEDROOM TWO

16'0 x 10'4 (4.88m x 3.15m)

### ENSUITE

6'5" x 6'1" (1.96m' x 1.85m)

### ADDITIONAL W.C

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

## OUTSIDE

### ALLOCATED PERMIT PARKING

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

### 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.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 39      | 39        |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Call today to arrange a viewing  
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