



**£120,000**  
**Cooperage Green, Weevil Lane**  
Gosport, PO12 1FN

## PROPERTY SUMMARY

Set within the sought-after Royal Clarence Marina, this well presented one bedroom apartment offers a unique opportunity to enjoy waterside living in a truly historic setting. The property boasts views across the marina towards the iconic Spinnaker Tower. Inside, the apartment features a bright and well-proportioned living space, complemented by a fitted kitchen with a range of units. The double bedroom is served by a stylish bathroom, making the home ideal for professionals, first-time buyers or those seeking a coastal retreat. Further benefits include residents parking, secure entry, and beautifully maintained communal grounds, all set within this prestigious waterfront development. Located within easy reach of local amenities, transport links and ferry connections to Portsmouth Harbour, this superb apartment combines maritime heritage with modern convenience. Early viewing is highly recommended.





**ENTRANCE HALL** Utility Cupboard

**OPEN-PLAN LIVING AREA** 26' 2" x 10' 3" (7.98m x 3.13m)

**BEDROOM** 12' 5" x 9' 0" (3.79m x 2.75m)

**BATHROOM**

**AGENTS NOTES** Leasehold

Length of lease 112 years remaining

Service Charge £196.71 per month

Ground Rent £10 per annum



GROUND FLOOR



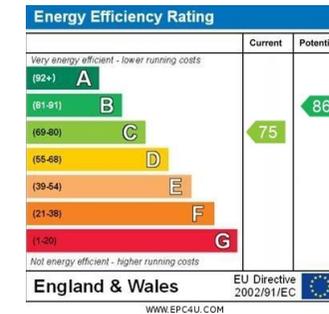
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check and will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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