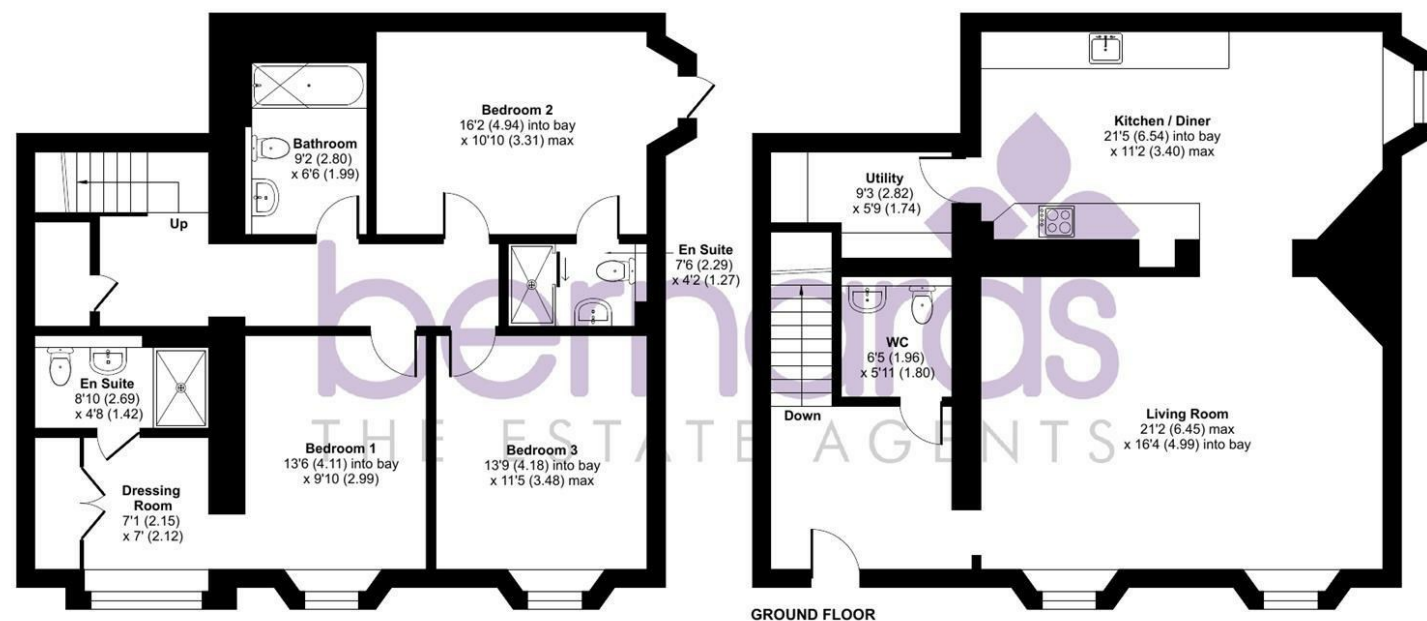




St. Georges Walk, Gosport, PO12

Approximate Area = 1798 sq ft / 167 sq m

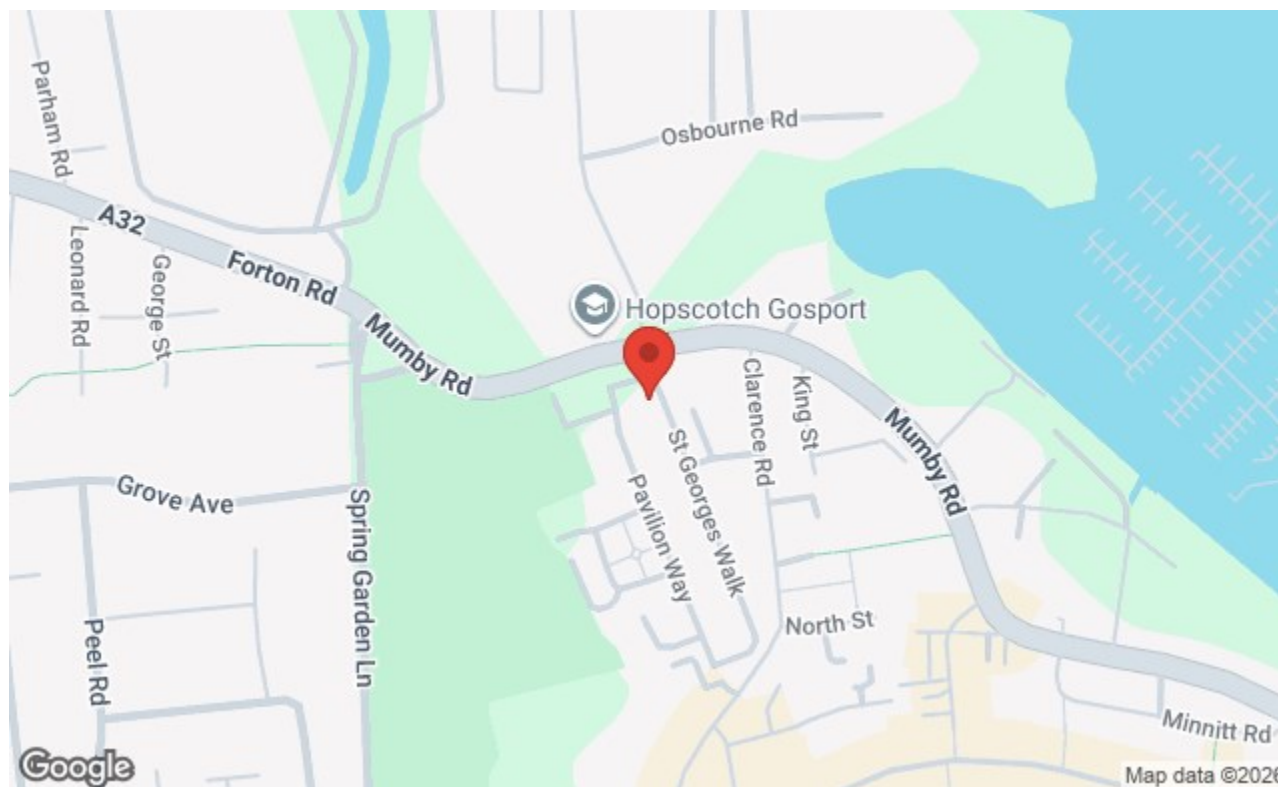
For identification only - Not to scale



LOWER GROUND FLOOR

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1404317



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



Asking Price £299,995

St. Georges Walk, Gosport PO12 1FH

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HIGHLIGHTS

- Beautifully appointed three-bedroom duplex apartment
- Set within the historic Grade II listed St George's Barracks
- Prestigious gated development
- Full of period charm with high ceilings and large sash windows
- Re-fitted kitchen (2023) with integrated appliances
- Allocated parking space plus visitor bays
- Enclosed rear garden
- Quiet, traffic-free development with on-site maintenance manager
- Dressing room and en suite to the principal bedroom

Bernards Estate Agents are delighted to present this beautifully appointed three-bedroom duplex apartment, set within the historic Grade II listed St George's Barracks, a prestigious gated development in the heart of Gosport town centre.

"The jewel in the crown" — brimming with period charm, the apartment boasts impressive high ceilings and large sash windows, creating a wonderful sense of light and space throughout.

A spacious entrance hall welcomes you, featuring a security intercom system, a WC, and access to the generous living room, which is rich in character features. This leads through to the re-fitted kitchen (2023), complete with integrated appliances and a separate utility room. Stairs descend to the lower level accommodation.

On the ground floor, the property offers three well-proportioned double bedrooms. The

principal bedroom benefits from a dressing room and en suite, while bedroom two also enjoys an en suite and direct access to the garden. A further family bathroom is accessed from the hallway.

Externally, the apartment features an enclosed rear garden with side access, an allocated parking space, additional visitor bays, and access to a secure cycle store. The development is peaceful and traffic-free, further enhanced by the presence of an on-site maintenance manager.

Offered with no onward chain, this superb apartment presents an ideal first-time purchase or investment opportunity. Its central location provides excellent access to the bus station, ferry terminal, high street, and a wide range of local amenities.

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



PROPERTY INFORMATION

ENTRANCE HALL

WC

6'5 x 5'11 (1.96m x 1.80m)

LIVING ROOM

21'2 x 16'4 (6.45m x 4.98m)

KITCHEN/DINER

21'5 x 11'2 (6.53m x 3.40m)

UTILITY ROOM

9'3 x 5'9 (2.82m x 1.75m)

LOWER LEVEL HALLWAY

BEDROOM ONE

13'6 x 9'10 (4.11m x 3.00m)

DRESSING ROOM

7'1 x 7'0 (2.16m x 2.13m)

EN SUITE

8'10 x 4'8 (2.69m x 1.42m)

BEDROOM TWO

16'2 x 10'10 (4.93m x 3.30m)

EN SUITE

7'6 x 4'2 (2.29m x 1.27m)

BEDROOM THREE

13'9 x 11'5 (4.19m x 3.48m)

BATHROOM

9'2 x 6'6 (2.79m x 1.98m)

OUTSIDE

ENCLOSED REAR GARDEN

ALLOCATED PARKING

LEASEHOLD INFORMATION

We understand the lease has approximately 102 years remaining.

Monthly Management Fee: £352.75

This charge includes:

- SM reserve allocation
- Water supply and sewage
- Buildings insurance
- Cleaning and electricity for common areas
- Fire health & safety compliance
- General building repairs
- Professional fees
- Contingency provision

Management charges

Monthly Estate Charge: £163.58

This covers:

- Estate reserve allocation
- Bin store servicing and maintenance
- Communal electricity
- Drain clearance
- Communal TV services
- Gardening services
- Tree maintenance
- Insurance
- Security services
- Gated estate maintenance
- All associated professional fees

The development currently holds £85,000 in its reserve fund, providing reassurance that future works can be covered without unexpected "payment on demand" requests. The reserve system offers excellent peace of mind for residents should any maintenance issues arise.

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!

COUNCIL TAX BAND E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
EU Directive 2002/91/EC		
England & Wales		



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