

Asking Price £150,000

Howe Road, Gosport PO13 8EL



## HIGHLIGHTS

- Convenient location close to Alver Village shops and nearby country park
- Three well-proportioned bedrooms
- Brick-built external storage shed
- Allocated parking space
- Modern fitted kitchen
- Well-presented throughout and ready to move into
- Double glazing and electric heating
- Ideal first-time purchase

### THREE BEDROOM FIRST FLOOR FLAT WITH ALLOCATED PARKING!

Bernards estate agents are pleased to offer for sale this purpose-built flat, ideally located close to Alver Village shops and the nearby country park.

The property benefits from double glazing and electric

heating.

Internally, a spacious entrance hall provides access to a modern fitted kitchen, a bathroom, and three bedrooms.

Externally, the property benefits from a brick-built storage shed and an allocated parking space.

An ideal first-time purchase.

Call today to arrange a viewing  
02392 004660  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





Call today to arrange a viewing  
02392 004660  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE

15'6 x 11'4 (4.72m x 3.45m)

## KITCHEN

10'2 x 8'4 (3.10m x 2.54m)

## BEDROOM ONE

13'6 x 8'4 (4.11m x 2.54m)

## BEDROOM TWO

13'8 x 7'2 (4.17m x 2.18m)

## BEDROOM THREE

8'4 x 8'0 (2.54m x 2.44m)

## BATHROOM

## OUTSIDE

## BRICK STORAGE SHED

## ALLOCATED PARKING

## COMMUNAL GARDENS

### Leasehold

991 years remaining on the lease

Service charge: £980 per annum

### Council Tax Band A

### 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.

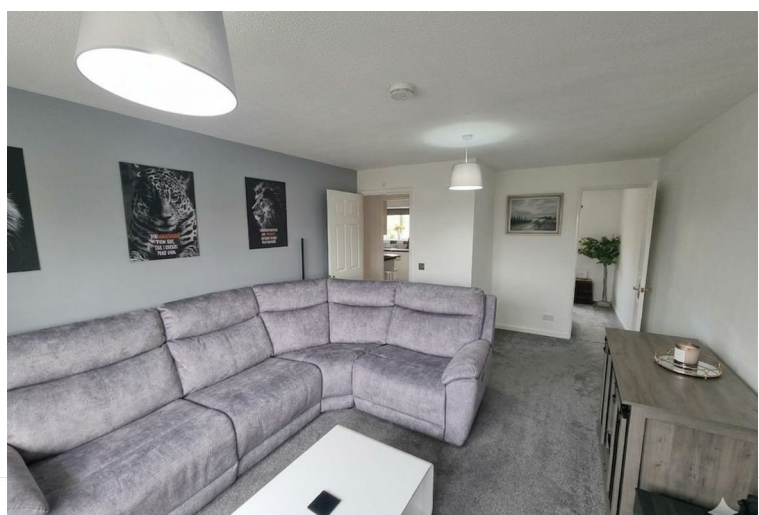
### Solicitors

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

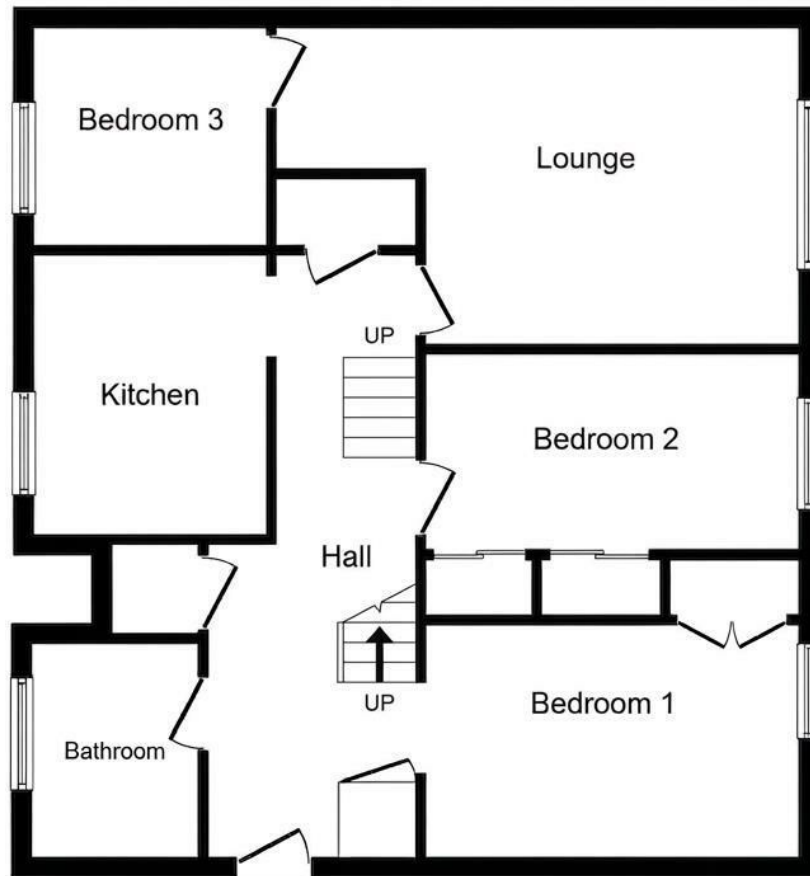
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless 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!

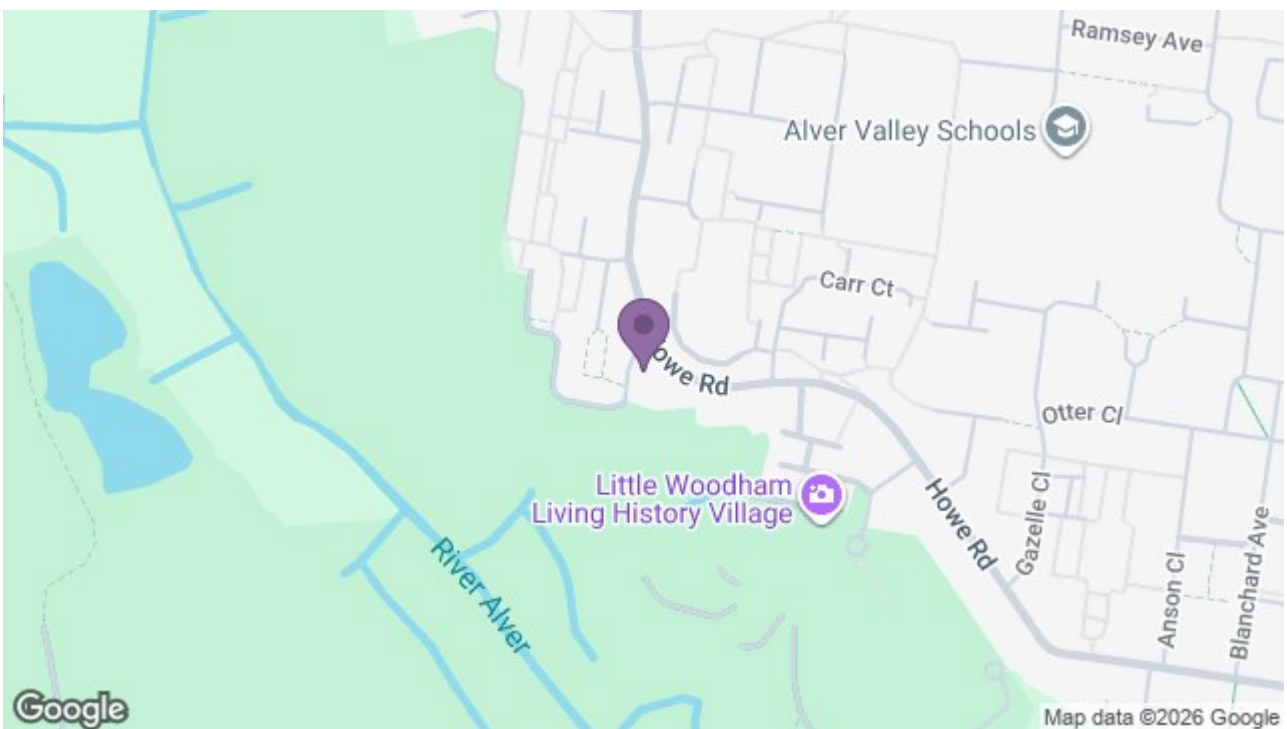


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





**Floor Plan**



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

