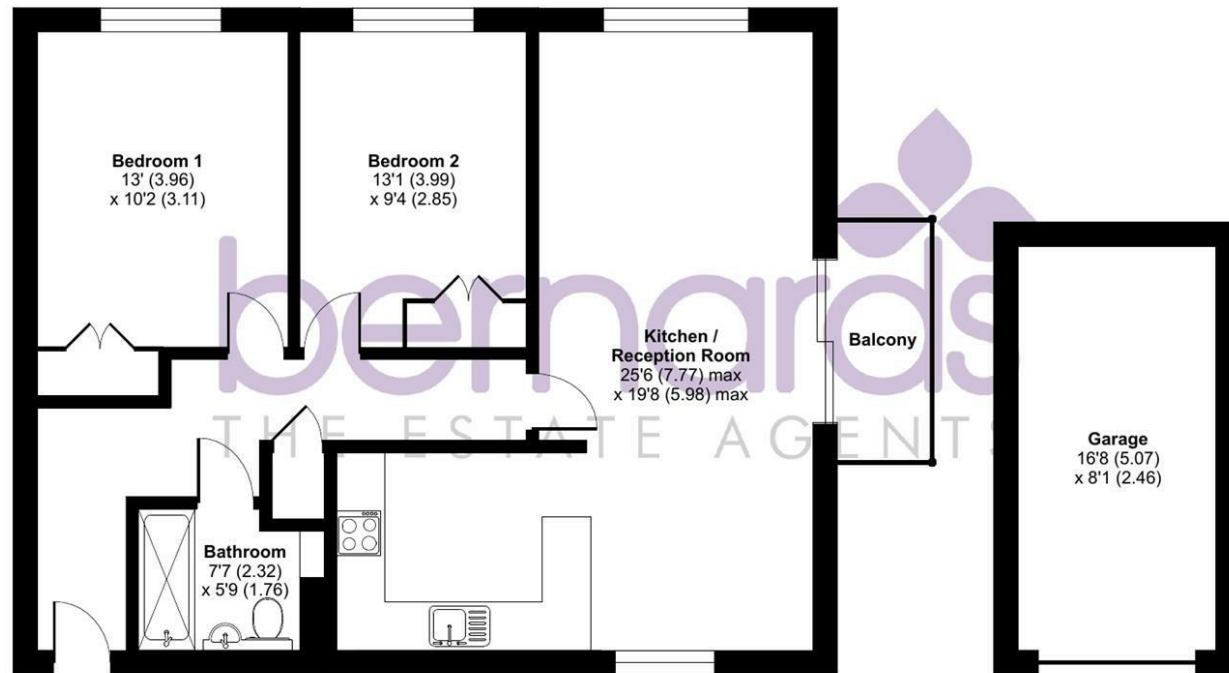


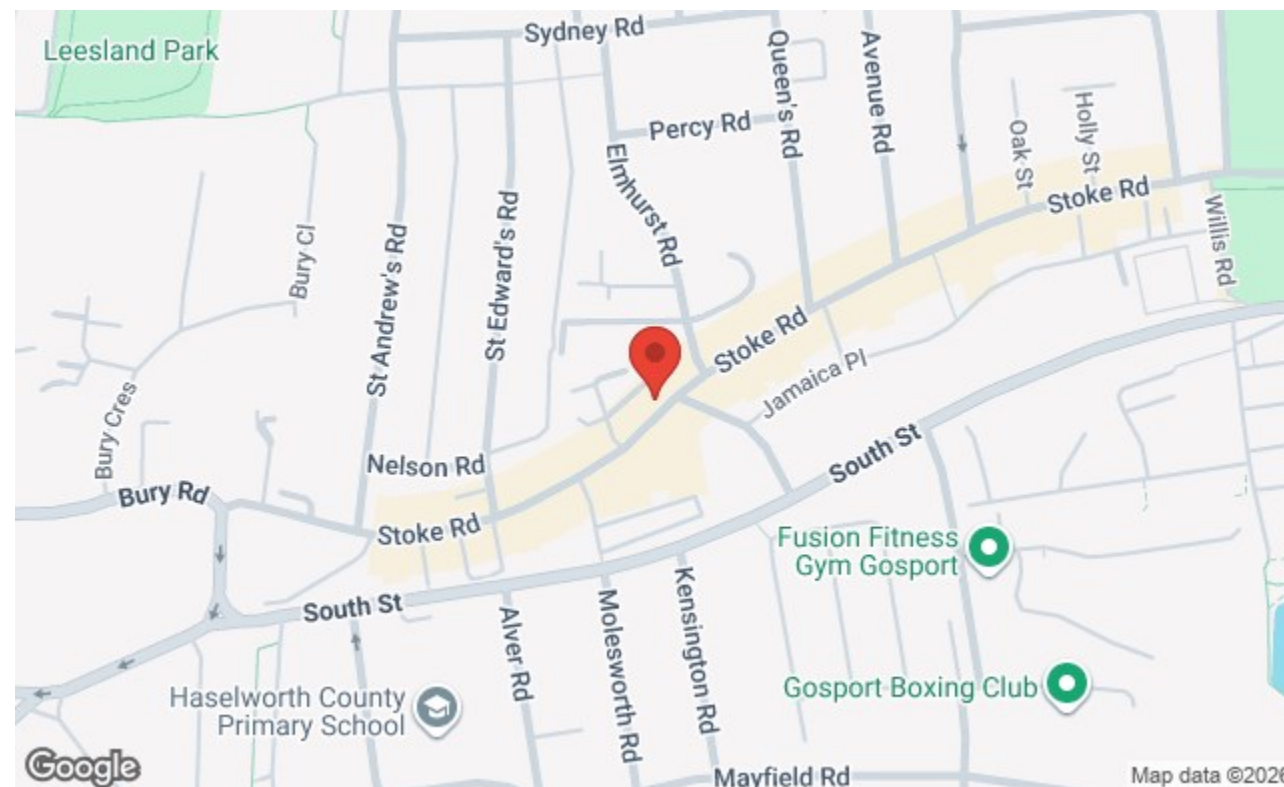


The Garden Keep, Stoke Gardens, Gosport, PO12

Approximate Area = 816 sq ft / 75.8 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 952 sq ft / 88.4 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). © nitchcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1495069



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



Guide Price £185,000

Stoke Gardens, Gosport PO12 1SA

bernards
THE ESTATE AGENTS



Guide price £185,000 - £195,000

HIGHLIGHTS

- Beautifully Presented Second Floor Purpose-Built Apartment
- Two Spacious Double Bedrooms
- Share of Freehold
- Heart of Gosport Town Centre
- Moments from Stoke Road Shops, Cafés & Amenities
- Spacious Open-Plan Lounge/Dining Room
- Private Balcony with Space for Table & Chairs
- Garage
- Residents' Parking
- Upgraded Electric Heating

Stylish Two Bedroom Apartment | Share of Freehold | Garage | Town Centre Location

Bernards are delighted to present to the market this beautifully presented purpose-built two-bedroom second-floor apartment, ideally situated in the heart of Gosport Town Centre. Just a short stroll from Stoke Road's array of shops, cafés, amenities and excellent bus links, this superb home offers both convenience and modern living.

Lovingly improved by the current owner, the property benefits from double glazing, upgraded electric heating and a recently replaced hot water tank, ensuring comfort and efficiency throughout.

The well-planned accommodation comprises a contemporary fitted kitchen that flows seamlessly

into a spacious open-plan lounge/dining room, creating a fantastic space for everyday living and entertaining. From the lounge, doors open onto a private balcony with ample space for a table and chairs, perfect for enjoying a morning coffee or relaxing outdoors.

There are two generous double bedrooms, both offering excellent proportions, along with a stylish, recently refitted bathroom finished to a high standard.

Externally, the property further benefits from a garage, residents' parking, well-maintained communal gardens and the added advantage of a share of the freehold, making this an excellent opportunity for first-time buyers, professionals, downsizers or investors alike.

Early viewing is highly recommended to fully appreciate the quality, space and superb central location this fantastic apartment has to offer.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

OPEN PLAN KITCHEN TO LOUNGE/DINER

25'6" (max) x 19'8" (max) (7.77m (max) x 5.99m (max))

BALCONY

BEDROOM 1

13'0 x 10'2" (3.96m x 3.10m)

BEDROOM 2

13'1" x 9'4" (3.99 x 2.85)

BATHROOM

7'7" x 5'9" (2.32 x 1.76)

OUTSIDE

GARAGE

16'8 x 8'1 (5.08m x 2.46m)

RESIDENTS CAR PARK

COMMUNAL GARDEN

SHARE OF FREEHOLD - COUNCIL TAX BAND B

We have been informed by our seller that there is 137 years remaining on the lease.

Ground rent £0

Service charge £1500 per year

FINANCIAL SERVICES

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!

AML - ANTI MONEY LAUNDERING PROCEDURE

We 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.

BUYER VERIFICATION

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.

RECOMMENDED SOLICITORS

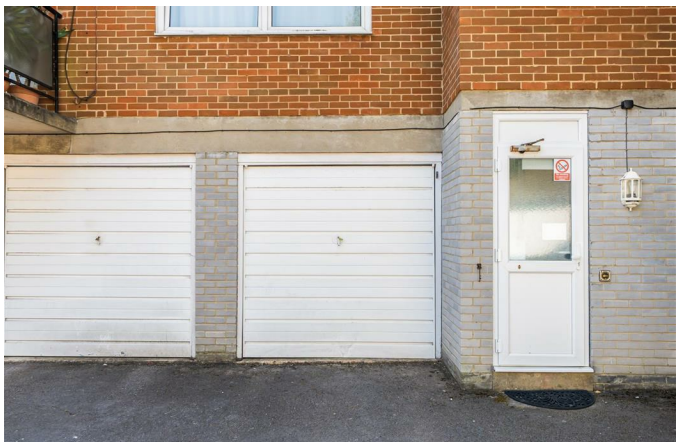
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We 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.

DISCLAIMER STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.



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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