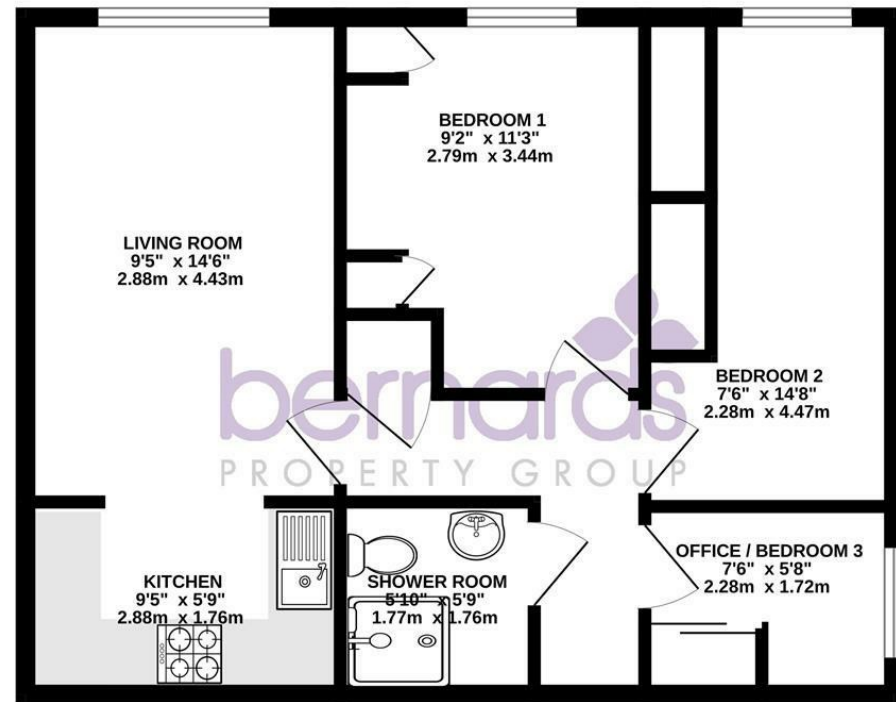
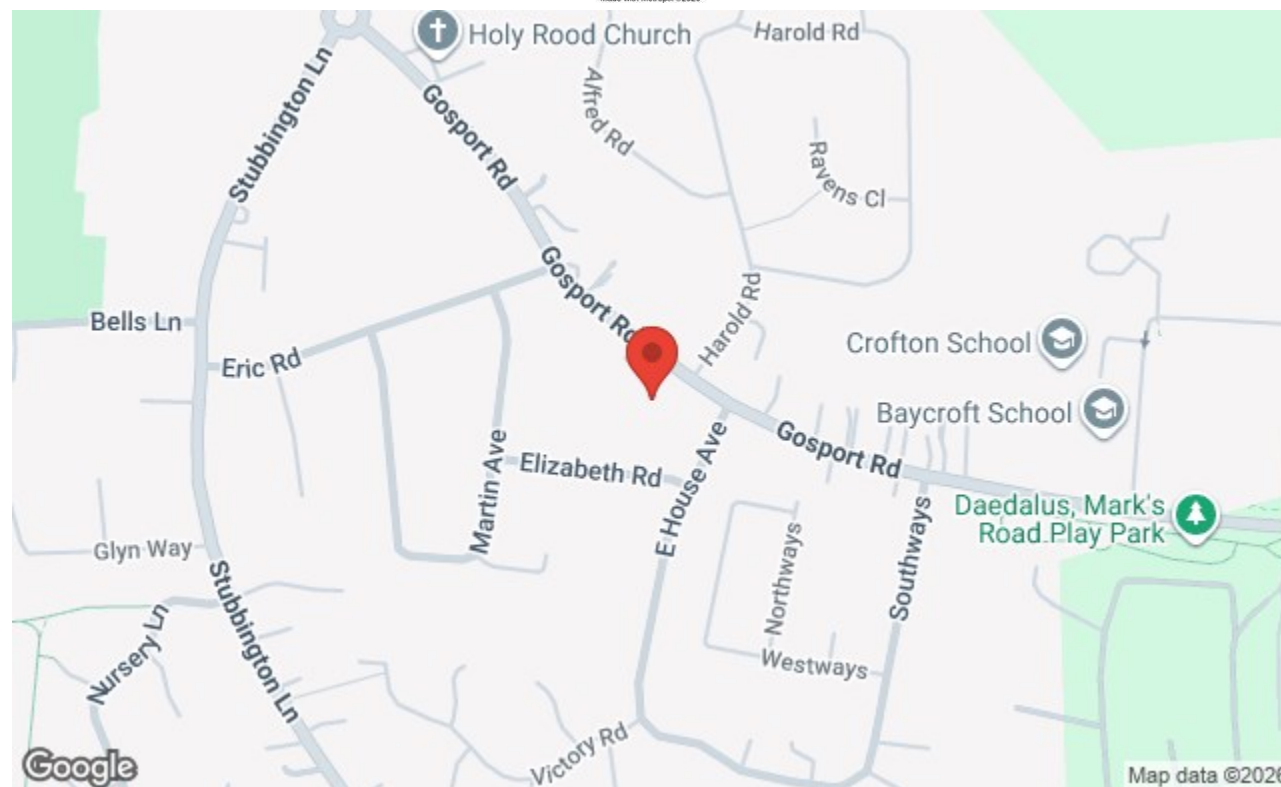


FIRST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 529 sq.ft. (49.1 sq.m.) approx.
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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118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636



Asking Price £130,000

Gosport Road, Fareham PO14 2AX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- First floor retirement apartment
- Two bedrooms plus study/storage room
- No forward chain
- Modern kitchen (replaced within 2 years)
- Modern shower room (replaced within 2 years)
- Spacious lounge/diner
- Extensive fitted wardrobes
- Lift to all floors
- Attractive communal gardens
- Walking distance to Stubbington Village Centre

Situated within the highly regarded Grosvenor Court development, this spacious first-floor retirement apartment offers comfortable and low-maintenance living just a short walk from the heart of Stubbington Village.

Perfectly positioned for easy access to local shops, cafés, supermarkets and healthcare facilities, the development is designed to make day-to-day life as convenient as possible. Residents also benefit from a lift to all floors, attractive communal gardens and a welcoming community environment.

Offered to the market with no forward chain, the apartment is ready for immediate occupation and represents excellent value for money for those looking to downsize

without compromise. The accommodation centres around a generous lounge/diner, providing ample space for both relaxation and entertaining.

The modern kitchen and shower room have both been replaced within the last two years, creating stylish and practical spaces ready for a new owner to enjoy. The property offers two good-sized bedrooms, both benefiting from fitted wardrobes, alongside a versatile third room which would make an ideal study, hobby room or additional storage space.

With spacious accommodation, modern fittings, excellent facilities and a highly convenient location, this is an apartment that must be viewed to be fully appreciated.

Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk



PROPERTY INFORMATION

LEASEHOLD
LEASEHOLD INFORMATION
Remainder of 99 years from 1988.
Service charge: £374 pm - includes buildings insurance and water bill. (correct as of 25/02/2026, subject to increase)

COUNCIL TAX BAND D

OFFER CHECK PROCEDURE
If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

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 Bernard's 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.

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.

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!

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.



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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