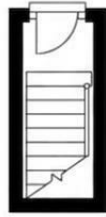
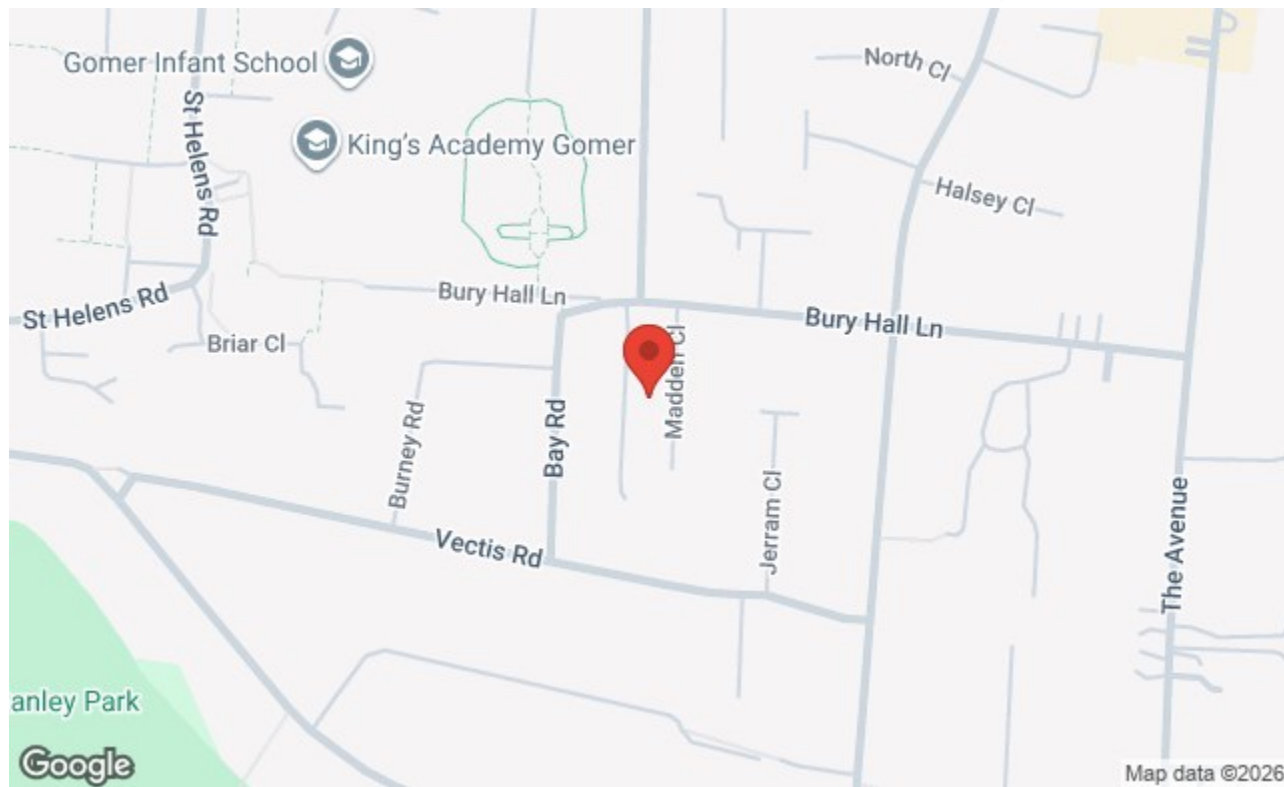


Ground Floor



First Floor



Offers Over £190,000

Madden Close, Gosport PO12 2PT



## HIGHLIGHTS

- Two bedroom first floor flat
- Private front door entrance
- Two double bedrooms
- Spacious living room
- Short walk to Stokes Bay beach and Privett Gardens
- Private enclosed rear garden
- Off-road parking & garage
- No service charges or ground rent payable
- No onward chain
- Share of the freehold

**TWO BEDROOM FIRST FLOOR FLAT WITH PRIVATE GARDEN AND PARKING!**

Bernards Estate Agents are delighted to offer for sale this well-presented, chain-free two-bedroom first floor property, located in a quiet cul-de-sac within the highly sought-after Alverstoke area.

The property is accessed via its own private front door, with stairs leading to the first floor accommodation which comprises two double bedrooms, a bathroom, a spacious living room, and a modern fitted kitchen.

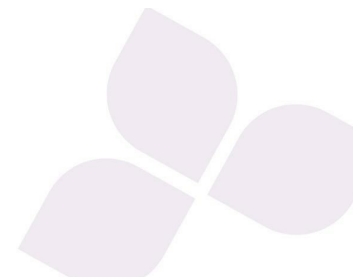
Externally, the home benefits from off-road parking to the front as well as its own enclosed rear garden.

Further benefits include a share of the freehold, meaning there are no service charges or ground rent payable.

Offered with no onward chain, this property is ideal for buyers looking for a smooth and straightforward purchase.

Conveniently positioned within walking distance of Stokes Bay beach, the attractive Privett Gardens, and local bus routes.

jack@bernardsea.co.uk  
97 High Street, Gosport, PO12 1DS  
t: 02392 004660



Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



# PROPERTY INFORMATION

- ENTRANCE HALL**  
Stairs to the first floor landing.
- FIRST FLOOR LANDING**
- KITCHEN**  
8'7 x 8'6 (2.62m x 2.59m)
- LIVING ROOM**  
14'5 x 12'0 (4.39m x 3.66m)
- BEDROOM ONE**  
12'0 x 10'9 (3.66m x 3.28m)
- BEDROOM TWO**  
11'5 x 11'2 (3.48m x 3.40m)
- BATHROOM**  
6'0 x 5'4 (1.83m x 1.63m)
- OUTSIDE**
- FRONT DRIVEWAY**
- ENCLOSED REAR GARDEN**
- SHARE OF FREEHOLD / COUNCIL TAX BAND B**

We have been informed by our seller that the property has approximately 977 years remaining on the lease, and that there are no service charges or ground rent payable, as it benefits from a share of the freehold.

**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	
(92-100) 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	
69	
EU Directive 2002/91/EC	
England & Wales	



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