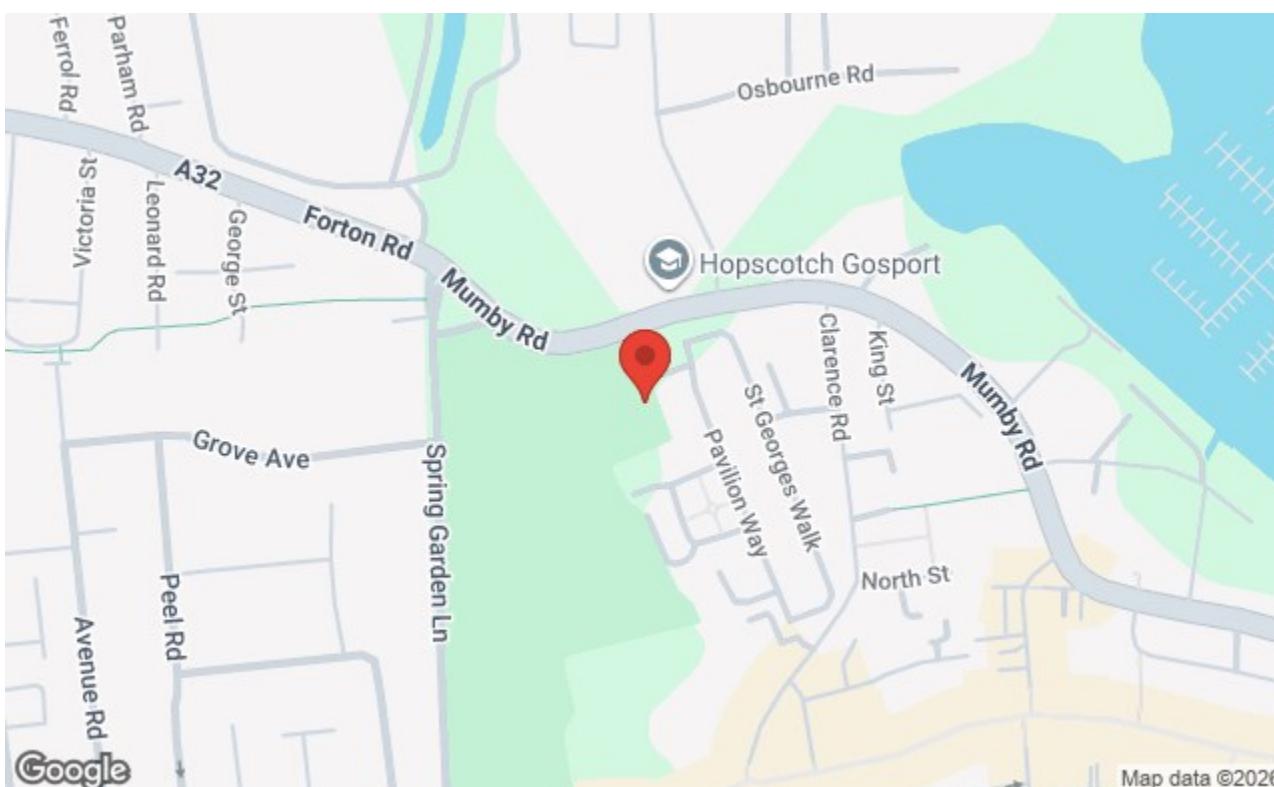
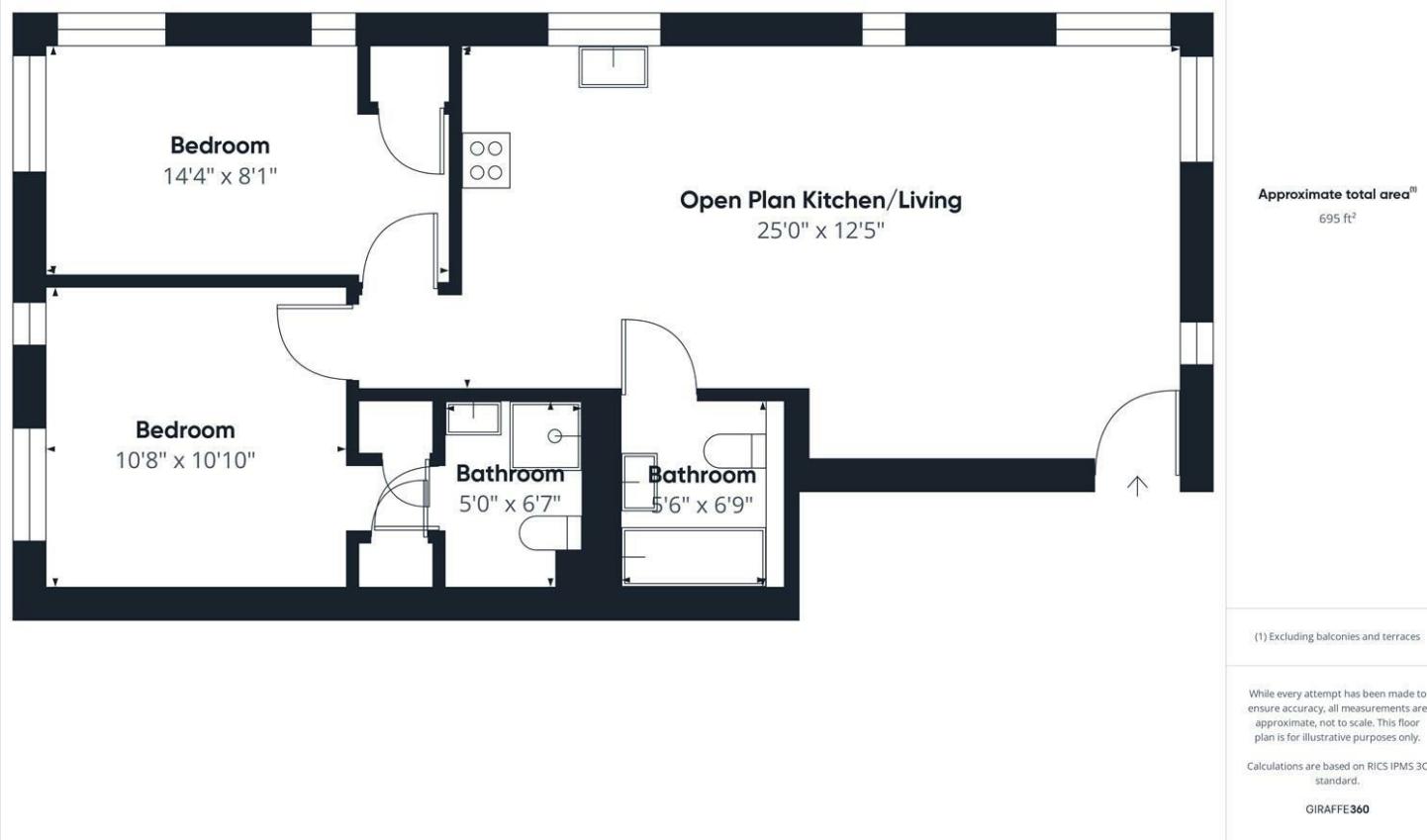


Offers Over £150,000

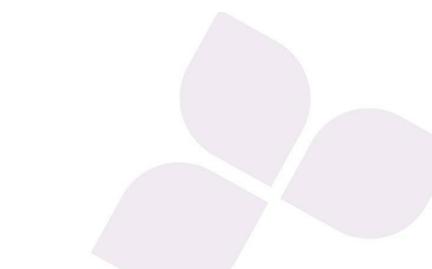
FOR  
SALE

Pavilion Way, Gosport PO12 1FE

bernards  
THE ESTATE AGENTS



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



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



## HIGHLIGHTS

- VERY WELL PRESENTED
- FIRST FLOOR APARTMENT
- VIEWS OVER ST GEORGES PARK PLAYING FIELDS
- TOWN CENTRE LOCATION
- GATED COMMUNITY WITH FOB ACCESS
- RECENTLY REDECORATED
- ALLOCATED PARKING
- IDEAL FIRST TIME BUY
- EN SUITE TO MASTER BEDROOM
- TWO DOUBLE BEDROOMS

Bernards are delighted to offer this contemporary first-floor apartment located in a secure, gated community in the heart of Gosport. With a spacious 695 square feet of living space, this property is ideally situated within walking distance of the vibrant High Street, making it perfect for those seeking both comfort and convenience.

Upon entering, you'll be welcomed by a bright, open-plan kitchen and dining area that seamlessly flows into the living room. Large windows and double glazing flood the space with natural light, offering lovely views of the picturesque St Georges Park playing fields. The apartment boasts two generously sized double bedrooms, including a master with an en suite bathroom for added luxury and privacy. A modern family bathroom serves the second bedroom and guests.

The apartment has been meticulously maintained, with a new roof installed in 2024, ensuring peace of mind for years to come. It also comes with an allocated parking space for one vehicle, plus visitor bays for guests.

This property is an excellent opportunity for first-time buyers to enter the market in a vibrant and desirable location. Offering modern living, a secure environment, and a prime location, this apartment is a must-see. We encourage you to arrange a viewing and experience the charm of this fantastic home within the historic 'The Pavilions' development.

Externally, the property benefits from allocated parking, visitor bays, and secure cycle storage. The development offers a quiet, traffic-free environment and includes an on-site maintenance manager for added convenience.

This apartment represents an ideal first-time purchase or investment opportunity, with a central location offering easy access to local transport links, including the bus station, ferry, and a wide range of shops and amenities.

# PROPERTY INFORMATION

## ENTRANCE HALL

OPEN PLAN LIVING  
ROOM/KITCHEN/DINER  
25'0 x 12'5 (7.62m x 3.78m)

BEDROOM ONE  
10'10 x 10'8 (3.30m x 3.25m)

EN SUITE  
6'7 x 5'0 (2.01m x 1.52m)

BEDROOM TWO  
14'4 x 8'1 (4.37m x 2.46m)

BATHROOM  
6'9 x 5'6 (2.06m x 1.68m)

## OUTSIDE

ALLOCATED PARKING SPACE  
With visitor permits.

**LEASEHOLD INFORMATION**  
We understand the lease has  
approximately 103 years remaining.  
Monthly Management Fee: £230

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: £84.21

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 £45,000  
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.

**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.

**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

## 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.

## REMOVALS

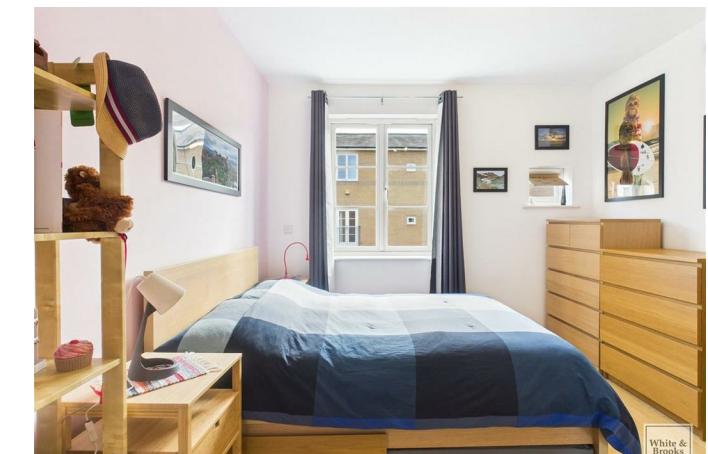
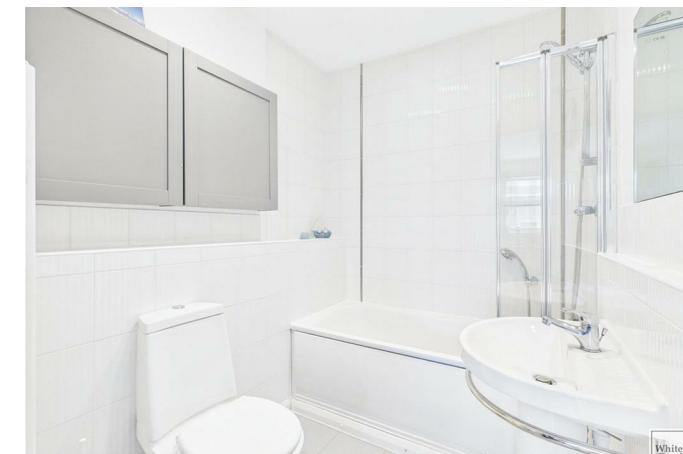
As part of our drive to assist clients with  
all aspects of the moving process, we  
have sourced a reputable removal  
company. Please ask a member of our  
sales team for further details and a  
quotation.

## 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!

## LEASEHOLD / COUNCIL TAX BAND D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(31-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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