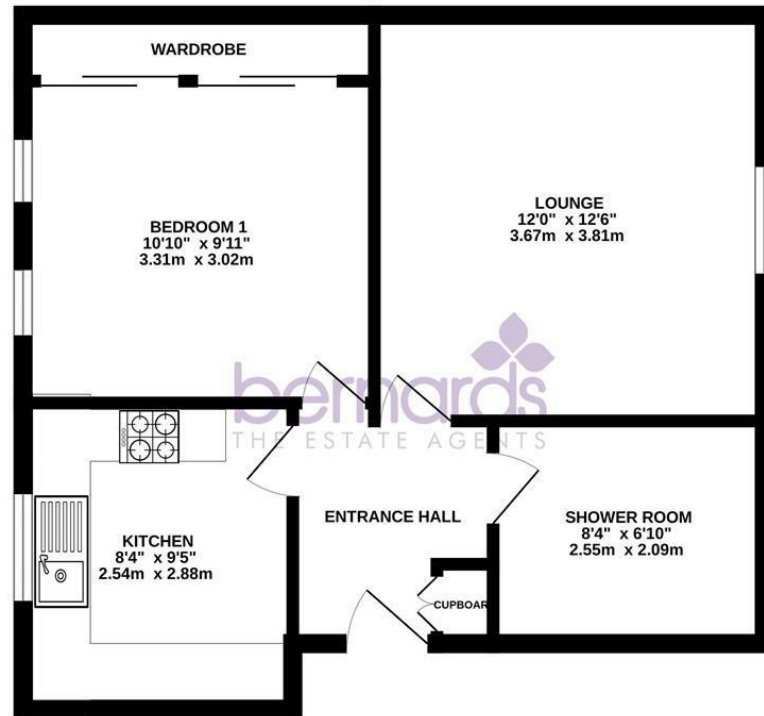


GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 460 sq.ft. (42.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with MemoPro (2025)



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



Asking Price £85,000

Haslar Road, Gosport PO12 1HP

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ Rarely available first-floor apartment
- ❖ Heart of Gosport Town Centre
- ❖ Residents' permit parking
- ❖ Good-sized kitchen
- ❖ Security entry phone system
- ❖ Ideal first-time purchase or investment
- ❖ Walking distance to High Street, bus routes & Gosport Ferry
- ❖ Communal garden with shed
- ❖ Spacious living room

**RARELY AVAILABLE ONE-BEDROOM FIRST-FLOOR FLAT | GOSPORT TOWN CENTRE | NO ONWARD CHAIN**

Situated in the heart of Gosport town centre, this rarely available one-bedroom first-floor flat offers well-proportioned accommodation, residents' parking and a convenient location within easy walking distance of the High Street, local shops, bus routes and Gosport Ferry Terminal.

The property is offered with no onward chain and would make an ideal purchase for a first-time buyer, downsizer or investor.

Internally, the accommodation comprises a spacious living room, a good-sized kitchen, a double bedroom with fitted wardrobes and a refitted shower room. The property also benefits from double glazing and gas central heating.

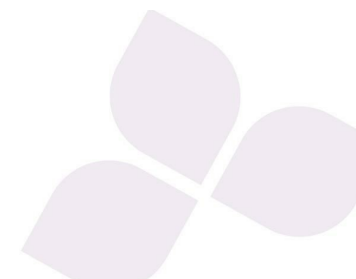
Outside, there is a communal garden with a shed, while residents' permit parking is available. The property also benefits from a security intercom entry system.

An excellent opportunity in a convenient town-centre location – early viewing is highly recommended.

Call today to arrange a viewing

02392 004660

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## ENTRANCE HALL

## KITCHEN

9'5 x 8'11 (2.87m x 2.72m)

## LIVING ROOM

12'7 x 12'0 (3.84m x 3.66m)

## BEDROOM

10'9 x 10'6 (3.28m x 3.20m)

## SHOWER ROOM

8'4 x 6'10 (2.54m x 2.08m)

## OUTSIDE

## COMMUNAL GARDEN

## SHED

## COUNCIL TAX BAND A

## LEASEHOLD INFORMATION

86 year lease - 125 years from 26/10/1987

Service Charge is £246.92 a quarter

Ground Rent is £10 per year

Buildings Insurance- £242.76 per year

Council Tax- £1562.86 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

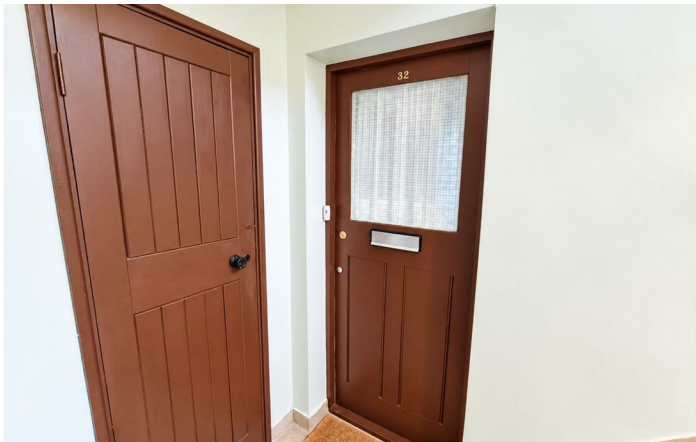
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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                     | 72      | 74        |
| England & Wales                             |         |           |



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