



OFFERS IN EXCESS OF

£100,000

114 St Georges Walk

Gosport, PO12 1FH

Situated within the popular St George's Barracks development, this well-presented one-bedroom apartment offers comfortable and convenient living in a characterful setting. The accommodation comprises a welcoming living area, a fitted kitchen with ample storage and workspace, a generous double bedroom, and a well-appointed bathroom. Attractive sash windows enhance the property's charm and complement the historic character of the development. Further benefits include an allocated parking space and a convenient location close to local amenities, transport links, and Gosport's waterfront attractions. An excellent opportunity for first-time buyers, downsizers, or investors seeking a low-maintenance property in a sought-after residential location.





KITCHEN/DINER 24' 2" x 11' 1" (7.37m x 3.38m)

BEDROOM 10' 1" x 9' 9" (3.07m x 2.97m)

BATHROOM 6' 10" x 5' 0" (2.08m x 1.52m)

HALLWAY

STORAGE 1

STORAGE 2

AGENTS NOTES

Tenure Leasehold

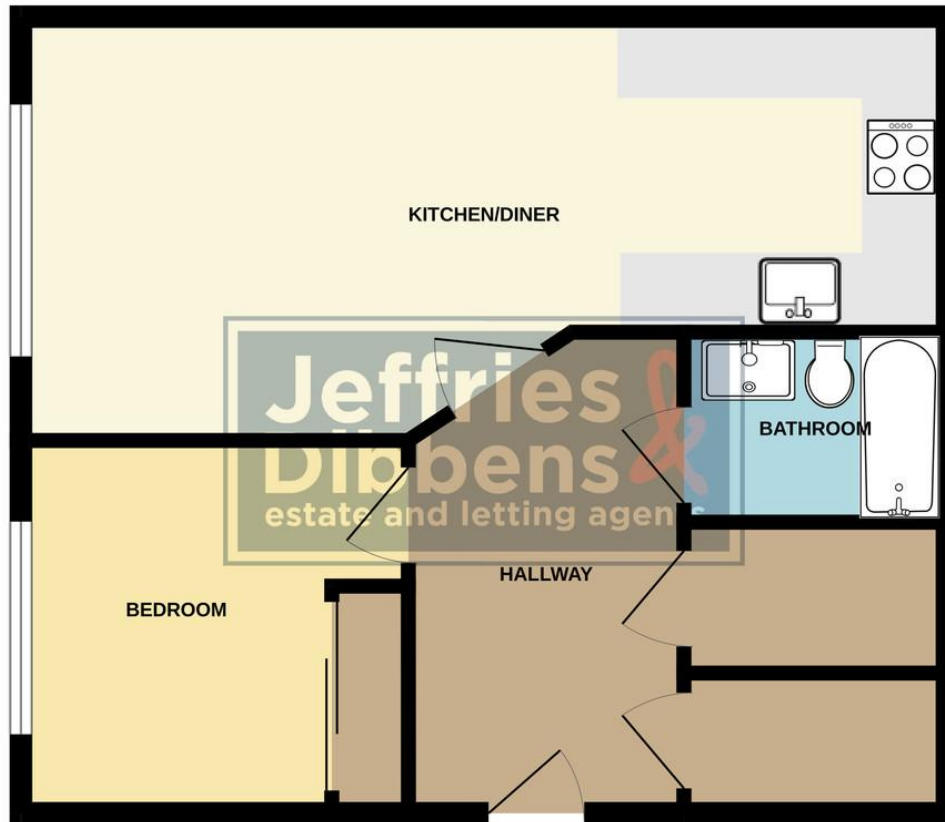
Length of lease; 103

Service Charge 1534 Biannually

Ground Rent 300



GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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