

FOR SALE

Guide Price £185,000

St. Georges Walk, Gosport PO12 1FH

bernards
THE ESTATE AGENTS

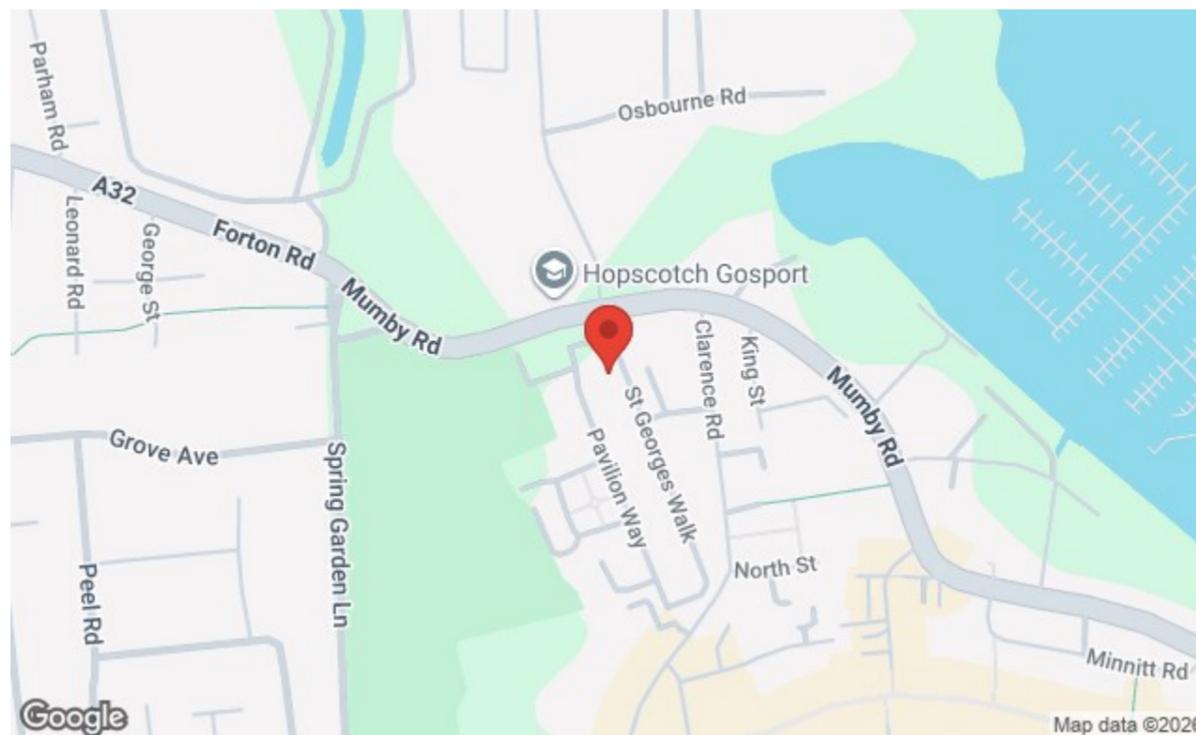


Lower Ground Floor



Raised Ground Floor

These plans are not to scale and are for illustration purposes only
Plan produced using PlanUp.



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



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HIGHLIGHTS

- Spacious duplex apartment
- Impressive 1,334 sq ft (124m²)
- Allocated parking space
- Three double Bedrooms
- En-suite shower room
- Town centre location
- Secure gated entrance
- Character features

We are pleased to offer for sale a very spacious duplex apartment in an historic setting close to the town centre. Offering 1334 square ft (124m²) of 'inverted' accommodation, the huge living space can't fail to impress with open plan kitchen, dining area and lounge. Moving downstairs to the sleeping quarters adds a unique feel to the property and with two bathrooms plus allocated parking out front, the property really must be viewed.

Offered with no onward chain, this

stunning duplex apartment is an ideal first time buy or investment opportunity. Situated conveniently close to all local amenities including High Street shops and the passenger ferry to Portsmouth.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE

LOUNGE / DINING ROOM / KITCHEN:

24'0" x 21'3" (7.34m x 6.5m)

LOWER LEVEL HALLWAY

BEDROOM ONE:

16'4" x 10'0" (5m x 3.07m)

EN-SUITE SHOWER ROOM:

BEDROOM TWO:

11'8" 9'3" (3.58m x 2.82m)

BEDROOM THREE:

12'5" x 8'3" (3.81m x 2.54m)

BATHROOM:

ALLOCATED PARKING:

LEASE INFORMATION

The property has the remainder of a 125 year lease which started in 2003 and the ground rent is £125 per six months

Latest service charges from Sept are £2,900 every six months. This breaks down as:

- £700 for upkeep of the estate, gardening, communal maintenance
- £300 for water and sewage
- £1900 for upkeep of the building, of which 67% is going into the sinking fund/reserves

- The service charge includes buildings insurance, water rates and sewage rates, communal electricity and the overall upkeep of site.

- £483.33 per month or £5,800pa

ANTI-MONEY LAUNDERING (AML)

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

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!

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.

REMOVAL QUOTES

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. 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.

LEASEHOLD / COUNCIL TAX BAND E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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