

FOR SALE



St Georges Walk, Gosport
Asking Price Of £148,000


MARTIN&CO

St Georges Walk, Gosport

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- Grade II listed apartment within the sought-after St Georges Walk development
- Offered for sale with no forward chain
- Well-presented upper ground floor position
- Two spacious double bedrooms
- Bright and airy open-plan living and kitchen area

Situated within the prestigious Grade II listed St Georges Walk development and offered with no forward chain, this beautifully presented upper ground floor apartment combines period charm with modern convenience.

Enjoying a central location, the property is within easy reach of Gosport town centre, excellent transport links, and the ferry service providing direct access to Portsmouth.

The apartment offers spacious and well-proportioned accommodation, enhanced by striking high ceilings and traditional sash windows that flood the interiors with natural light. At its heart is a stylish open-plan living space, seamlessly incorporating a contemporary fitted kitchen complete with integrated appliances, creating an ideal setting for both everyday living and entertaining.

There are two generous double bedrooms, both offering comfortable and versatile accommodation, alongside a



modern bathroom finished to a good standard. The property also benefits from gas radiator heating throughout.

Residents enjoy the added advantages of a secure entry system, an allocated parking space, and access to a dedicated bicycle storage area. This attractive home presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a character property in a convenient and well-connected location, with the potential for a straightforward and hassle-free purchase.

LEASEHOLD INFORMATION:

125 Year Lease from 2003 - 102 Years Remaining
 Service Charge - Approx. £2300 pa
 Ground Rent - £75 pa

Please note that Martin & Co have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

HMRC COMPLIANCE: All sellers and buyers will be required to complete online identity checks provided by MoveButler. The cost of these checks is £60 inc. VAT per person which is paid in advance, directly to MoveButler. This charge verifies your identity in line with our obligations as agreed with HMRC.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	52 E	
21-38	F		
1-20	G		



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.