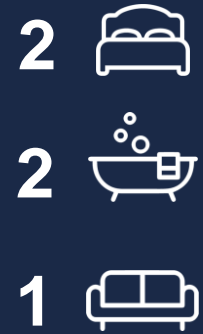


£250,000
The Granary & Bakery, Royal Clarence Yard
Weevil Lane, Gosport, Hampshire, PO12 1FX

We are delighted to offer this prestigious grade II* listed 2nd floor apartment in the historic Granary & Bakery building; a focal point of the Royal Clarence Maria. This spacious property oozes character, space and charm with original features including wooden beams, sash windows and delightful views across the Marina. Comprising of: entrance hall, master bedroom suite offering dressing area and en-suite, guest bedroom, modern fitted family bathroom, modern fitted kitchen offering quartz worktops with high end appliances and a large open plan living space, as well as; a lengthy lease, lift to all floors, allocated parking space, permit parking spaces and local amenities on the doorstep. This apartment really must be seen to be fully appreciated, so call the Gosport office today to arrange your internal viewing phone lines open until 8PM





LIVING ROOM AREA 20' 11" x 15' 11" (6.39m x 4.86m)

KITCHEN/DINER 27' 7" x 14' 1" (8.43m x 4.31m)

MASTER BEDROOM SUITE 24' 2" x 10' 3" (7.38m x 3.13m)

ENSUITE 6' 5" x 5' 8" (1.97m x 1.75m)

BEDROOM TWO 10' 5" x 6' 7" (3.19m x 2.01m)

BATHROOM 7' 6" x 6' 9" (2.29m x 2.07m)

AGENTS NOTES Council Tax Band E

Lease Length Remaining: Impressive 977 Years

Ground Rent: £200 Annually

Service Charge: £4250 Annually – Approx. £355 per Month (Includes Money into Reserve Fund)

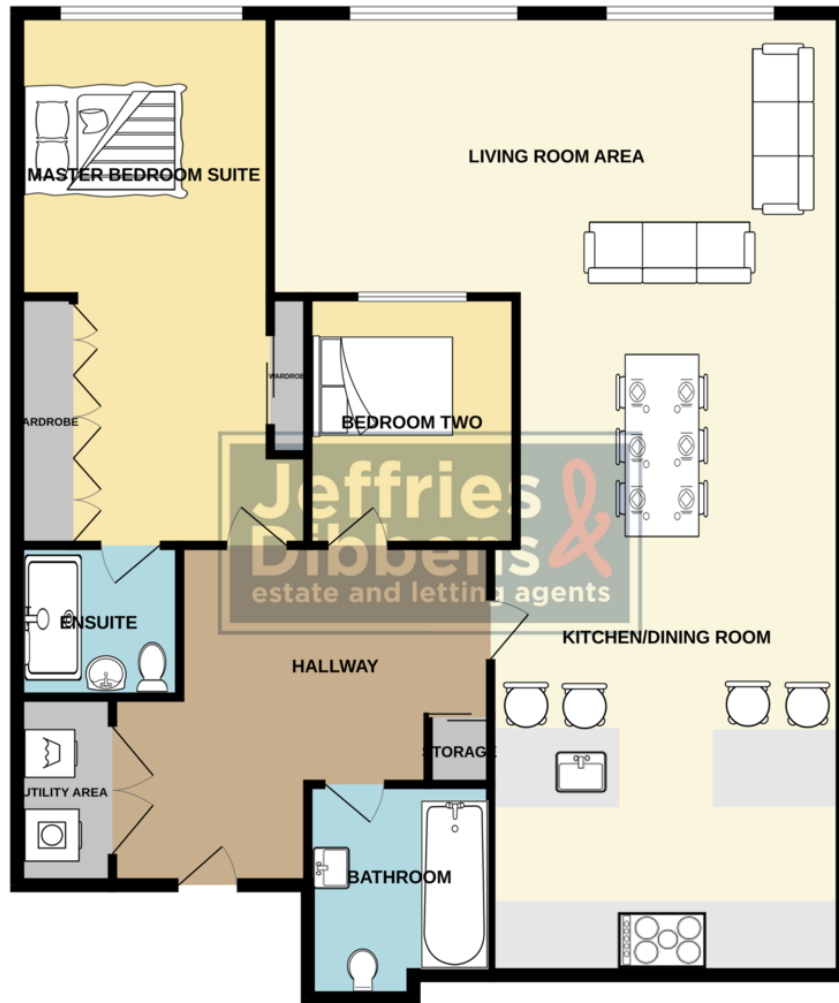
Storage Container available

EPC Rating C

CAR PARKING SPACES One allocated parking space with two permit spaces.



GROUND FLOOR

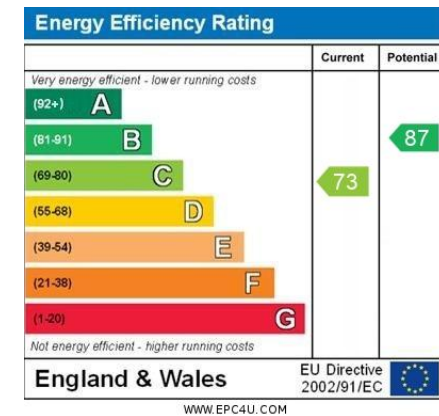


LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



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



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