



Galleon Place, Weevil Lane  
Gosport, PO12 1FL

Offers In Excess Of  
**£260,000**

Beautifully presented two bedroom 2nd Floor apartment with views to Gosport marina with 2 double bedrooms and 2 bathrooms.

**\*\* NO FORWARD CHAIN \*\***



# Property Features

- Beautifully Presented Throughout
- Two Large Double Bedrooms
- Modern Kitchen with Built In Appliances
- Permit Parking
- No Forward Chain
- Open Plan Lounge/Kitchen/Dining Area
- South Facing Living Room with Marina views
- Lift Access
- Two Bathrooms
- Neutral Décor Throughout

## Full Description

### GENERAL DESCRIPTION

Galleon Place is located at Royal Clarence Marina which combines modern luxury with a location steeped in history and there are excellent transport links: The Gosport Ferry to Portsmouth is just 15-minute walk from the apartment and this links the Marina to Gunwharf Quays and Portsmouth Harbour Train Station, with London Waterloo via the fast train in one hour forty minutes. The M275/M27 provides instant access to the M3 and A3, for the South, London and beyond. The marina itself offers various opportunities for leisure to include the gym at Marina Fitness, restaurants - The Boathouse Bistro and Bakers Bar and Kitchen and Gosport Cruising Club nearby for the boating enthusiast!

This immaculately presented spacious two-bedroom apartment in Galleon Place offers South facing views from the living areas to the marina and The Spinnaker Tower beyond and has the added bonus of no onward chain. This apartment is located on the 2nd floor of the building and can be accessed via a communal lift or stairs. The accommodation offers:

### ENTRANCE HALL

9' 4" x 11' 1" (2.85m x 3.38m) L Shaped hallway offering 2 storage cupboards, one housing the plumbing for the washing machine and the boiler, the other for useful storage. There is a modern entry system, whereby you receive an call to your mobile device when someone is at your door! Inset spotlights to ceiling and flooring laid to carpet, electric wall heater and smoke alarm.

### KITCHEN AREA

10' 7" x 9' 4" (3.23m x 2.85m) Fully fitted modern kitchen which is equipped with AEG appliances to include, integrated dishwasher, electric hob, oven with grill, microwave, and freestanding fridge/freezer. The kitchen is finished with a tiled floor, ceiling and under counter lighting, light wood doors with chrome handles and a contrasting dark worktop.



## LOUNGE/DINER

26' 11" x 10' 11" (8.22m x 3.35m)

A real feature of this apartment is this stunning open plan lounge/kitchen/dining area which is South facing and offers views toward the marina and The Spinnaker Tower.

Decorated in neutral tones with cream carpet, there are floor to ceiling windows flooding the room with light. Two central stainless steel and glass triple light fittings, electric wall heater.

## BEDROOM ONE

16' 10" x 9' 6" (5.15m x 2.91m)

This lovely large double bedroom has a built in double mirrored wardrobe, double glazed window with blind fitted over, to a southerly aspect, neutral décor and carpet. Two ceiling light fittings, electric wall heater.

## ENSUITE BATHROOM

7' 2" x 5' 6" (2.2m x 1.7m)

Modern ensuite bathroom with Villeroy and Boch sanitary fittings to include wall hung washbasin, WC with concealed cistern, large shower cubicle with thermostatic shower fitted. Mirrored bathroom cabinet with light and shaver socket. Heated towel rail. Tiled floor and partially tiled walls. Inset spotlights to ceiling.

## BEDROOM TWO

13' 1" x 9' 4" (4.0m x 2.85m)

Large double room with window to southerly aspect and decorated in neutral tones. Central pendant light fitting. Electric wall heater. Neutral carpet.



## MAIN BATHROOM

7' 3" x 6' 7" (2.22m x 2.01m)

Good size, fully tiled, main bathroom fitted with Villeroy and Boch sanitary ware to include wall hung washbasin, WC with concealed cistern, bath with shower over, heated towel rail. Large wall mirror, shaver socket and inset spotlights to ceiling.

## FURTHER INFORMATION

### Leasehold Property

### Permit Car Parking - 3 parking permits available.

Visitor permits available to purchase for a nominal fee.

### Service Charges: £2357.26 per annum

### Annual Ground Rent: £200 per annum

Service Charge Review Period - Annually January

Ground Rent Review Periods - Every 25 years - next rent review is scheduled to occur 01/01/2027 and it increases by doubling.

Lease Length: Balance of a 999 yr lease that started in 2005

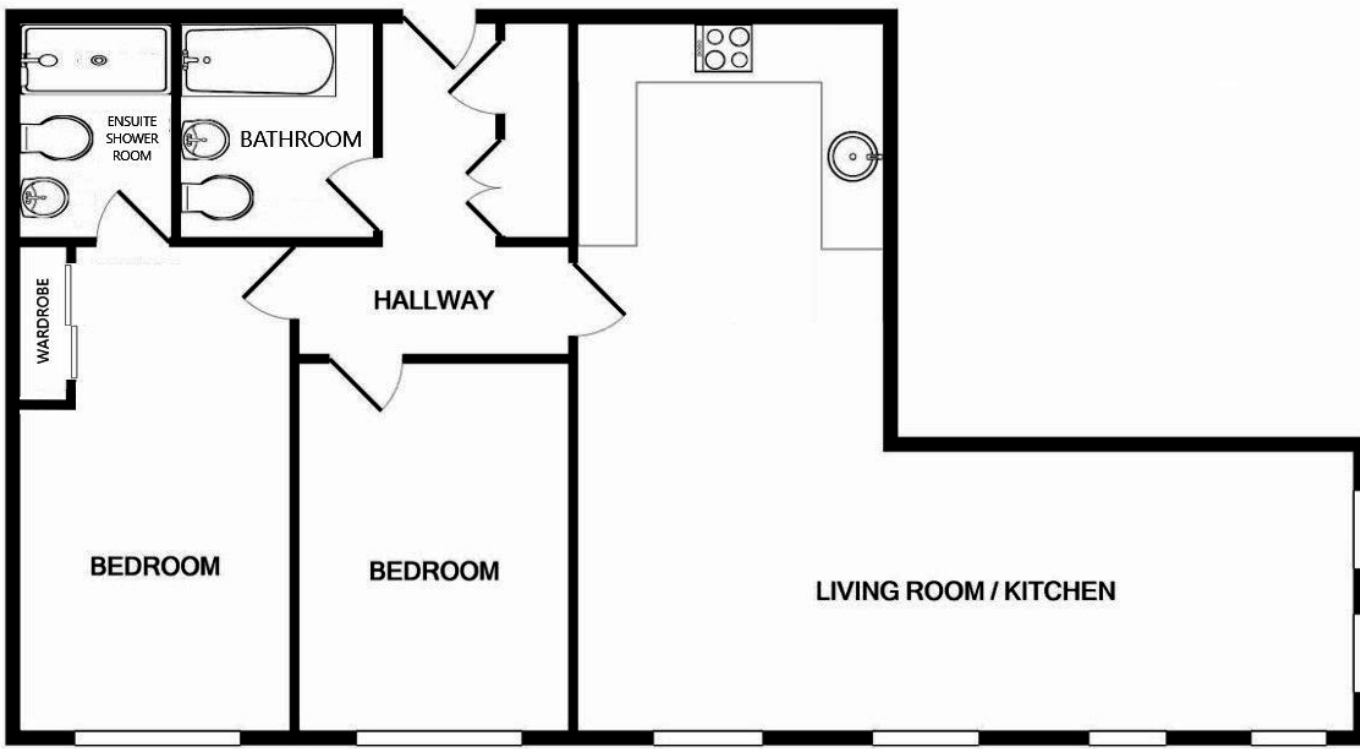
Council Tax Band D - Gosport Borough Council

## VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.







Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements