



The Granary & Bakery, Weevil Lane, Gosport, PO12 1FX

welcome to

The Granary & Bakery Weevil Lane, Gosport

Experience exceptional coastal living in this character-rich first-floor apartment set within the iconic Grade II* listed Granary & Bakery at Royal Clarence Marina.

Communal Hall

Lift and stair access to all floors.

Entrance Hall

Security entry system, storage cupboard housing hot water tank and washing machine, additional cupboard, electric heater.

Lounge/Diner/Kitchen

34' 5" max x 16' 10" max (10.49m max x 5.13m max)

Lounge/Dining Area:-

Three windows to front elevation, three electric heaters, space fir dining table and chairs, wooden flooring.

Kitchen Area:-

Matching wall and base units, one and a half bowl sink and drainer unit, integrated oven and hob, cooker-hood, integrated washing machine, dishwasher and fridge/freezer, feature exposed brickwork, tiled flooring.

Bedroom One

15' 1" max x 12' 3" max (4.60m max x 3.73m max)

Window to front elevation, wall mounted electric heater, door to:

En-Suite

Double shower enclosure, wash hand basin, wc, heated towel rail, tiled surrounds and flooring.

Bedroom 2

12' 3" max x 12' 2" max (3.73m max x 3.71m max)

Window to front elevation, electric heater.

Bathroom

Bath, wash hand basin, wc, shaver point, heated towel rail, extractor, tiled surrounds and flooring.

Outside

There is a communal garden.





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welcome to

The Granary & Bakery Weevil Lane, Gosport

- Stunning Two Bedroom Character Apartment
- Located Within The Iconic Granary & Bakery
- Beautiful Exposed Brickwork Featuring Throughout The Apartment
- Located in the Royal Clarence Marina
- En-Suite to Bedroom One

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
GOS113422 - 0002

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