

Gosport Office

48 Stoke Road, Gosport, Hampshire PO12 1HX

Telephone: 023 9251 1515 Email: gosport@eckersleywhite.co.uk

Lee-on-the-Solent Office

118 High Street, Lee-on-the Solent, Hampshire PO13 9DB

Telephone: 023 9255 3636 Email: leeonthesolent@eckersleywhite.co.uk

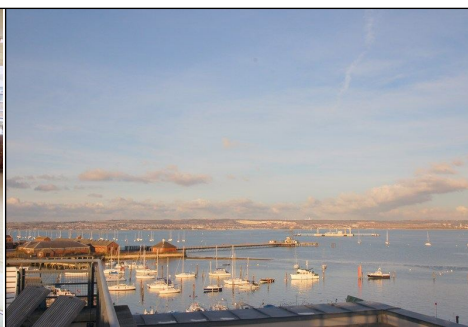
Lettings Office

120 High Street, Lee-on-the-Solent, Hampshire PO13 9DB

Telephone: 023 9255 6491 Email: lettings@eckersleywhite.co.uk

**68 Galleon Place
Weevil Lane
Royal Clarence Yard
Gosport PO12 1FL**

Price: £450,000 Leasehold



Eckersley White are pleased to offer for sale possibly the most attractive penthouse apartment in Royal Clarence Yard. The apartment and 113 square metre terrace give panoramic views over the Harbour including the Royal Naval Dockyard, HMS Victory, the harbour entrance & the Isle of Wight beyond

* STUNNING OPEN PLAN LIVING SPACE WITH FOUR LAYERS OF GLASS GIVING MAXIMUM SUNLIGHT * TWO BEDROOMS ONE WITH BALCONY * OFFER SUPERB VIEWS * LARGE STORAGE ROOMS * TV ROOM * TV FROM ANY ADJOINING PROPERTIES * SPECIFIC ALLOCATION FOR AN ADDITIONAL PERMIT PARKING SPACE *



Location:

Galleon Place is in an ideal location adjacent to several yachting marinas.

Directions:

Leave via Mumby Road, turning right at the traffic lights into Weevil Lane, proceed to the very far end and Galleon Place is the first set of apartments after the Millennium Bridge.

Accommodation Comprises:

Two separate access points with two lifts and stairs leading the top floor.

Entrance Hall:

Electric panel heater, four cupboards: number one with washing machine plumbing points and storage, number two with 'Megaflo' hot water tank, number three is a coats cupboard and four an additional storage cupboard. In addition there is a separate storage room adjacent to the front door.

Lounge / Dining / Kitchen area: 26'3 x 22'10 (8m x 6.96m)

Lounge area:

Stunning views from four sets of full depth double glazed units, two with double doors, one with a single door and one fixed pane unit allowing maximum daylight into this area. All the doors lead onto the balcony. Two electric panel heaters, air conditioning unit. TV plinth and display plinth.

Kitchen area: 12'6 x 11'5 (3.81m x 3.48m)

Range of wall and floor light wood grained units with work top surfaces and tiled surrounds, AEG integrated dishwasher, four ringed hob, oven and integrated microwave unit, appliance space for fridge / freezer, ceramic tiled floor, peninsula unit incorporating breakfast bar with work top surface and drawer units, wired in smoke detector.

Balcony:

A feature of the property is the sun terrace which is approximately 113 square metres, giving panoramic views North up to the harbour towards Fareham, then across the harbour towards the historic dockyard and South over numerous marinas, towards Gunwharf Quays, the Millennium Tower the harbour entrance and the Isle of Wight beyond. Cold water tap.

Bedroom One: 13'2 x 12' (4.01m x 3.66m)

Mirror fronted fitted wardrobes, air conditioning unit, electric panel heater, double glazed patio

68 Galleon Place Weevil Lane Royal Clarence Yard Gosport

doors leading onto balcony with approximate South aspect, giving Harbour views and Harbour entrance views.

En-Suite Shower Room:

Large shower unit with screen and fully tiles surrounds, extractor unit, ceramic tiled floor, electric ladder radiator, low flush W.C and wash hand basin, large mirror incorporating heated element.

Bedroom Two: 11'7 x 9'9 (3.53m x 2.97m)

Electric panel heater, double glazed patio doors leading to balcony with approximate South aspect giving harbour and harbour entrance views.

Bathroom:

Panelled and mixer tap shower fitment, low flush W.C, pedestal wash hand basin, fitted mirror with heated element, ceramic tiled floor, electric towel radiator, extractor fan.

On the Outside:

Allocated car parking space plus additional permit for parking.

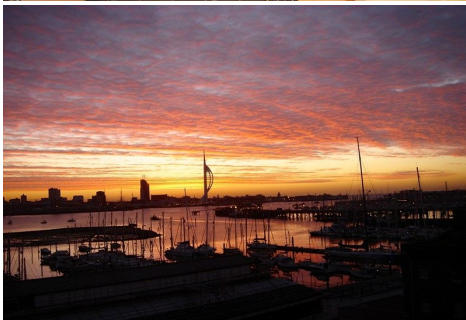
Leasehold Information:

999 years from the 1st of January 2002.

Ground rent - £250 per annum.

Half yearly including reserve fund contribution - £796.17 for 31st December 2013.

F



Viewing:

Strictly by appointment with agents Eckersley White on (023) 92 511515

REF: UEG1119

68 Galleon Place Weevil Lane Royal Clarence Yard Gosport

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPRs)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose.

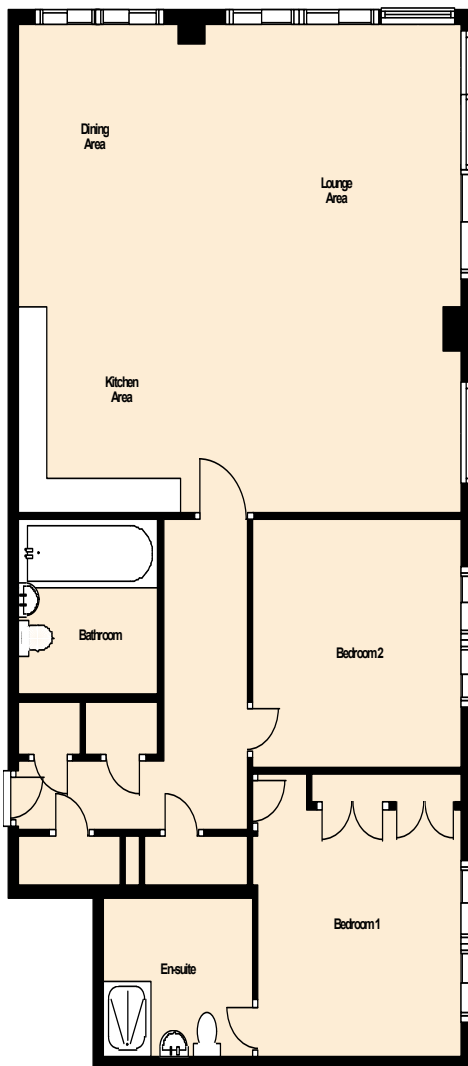
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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 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.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Ground Floor



These plans are not to scale and are for illustration purposes only
Plan produced using The Mobile Agent

68 Galleon Place, Weevil Lane, Royal Clarence Yard, Gosport

Energy Performance Certificate



68 Galleon Place, Weevil Lane, GOSPORT, PO12 1FL

Dwelling type: Top-floor flat Reference number: 9312-2871-7023-9897-7521
 Date of assessment: 19 December 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 19 December 2013 Total floor area: 108 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

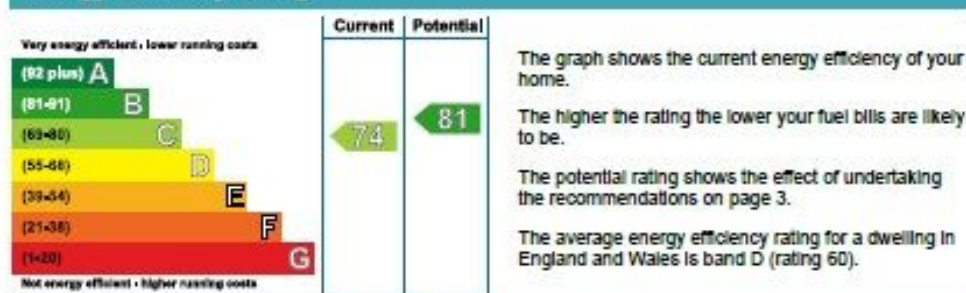
Estimated energy costs of dwelling for 3 years:	£ 2,148
Over 3 years you could save	£ 672

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 210 over 3 years	
Heating	£ 1,272 over 3 years	£ 849 over 3 years	
Hot Water	£ 528 over 3 years	£ 417 over 3 years	
Totals	£ 2,148	£ 1,476	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£40	£ 96	
2 Fan-assisted storage heaters	£900 - £1,200	£ 579	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.