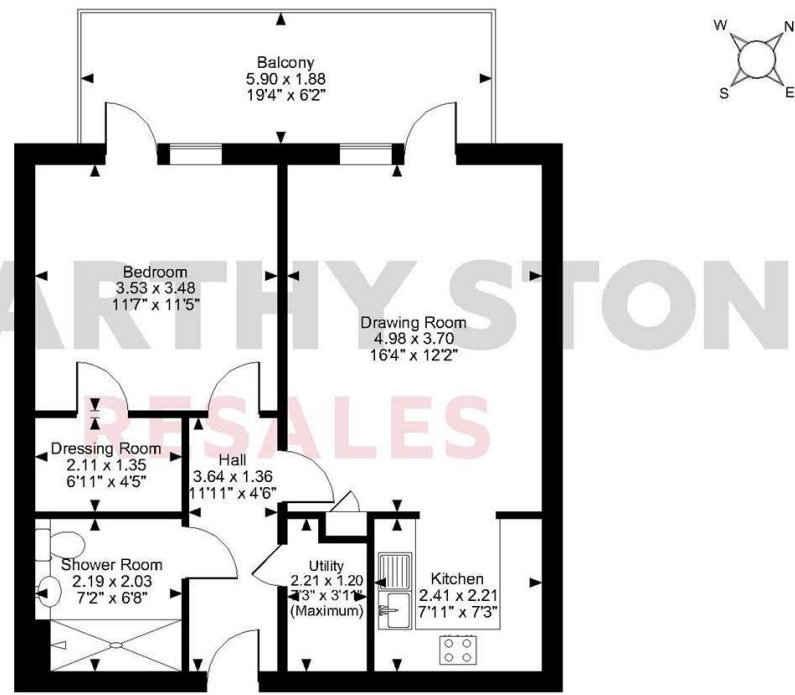


Viewpoint, Harbour Road, Gosport
 Approximate Gross Internal Area
 568 Sq Ft/53 Sq M
 Balcony external area = 119 Sq Ft/11 Sq M



Fourth Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

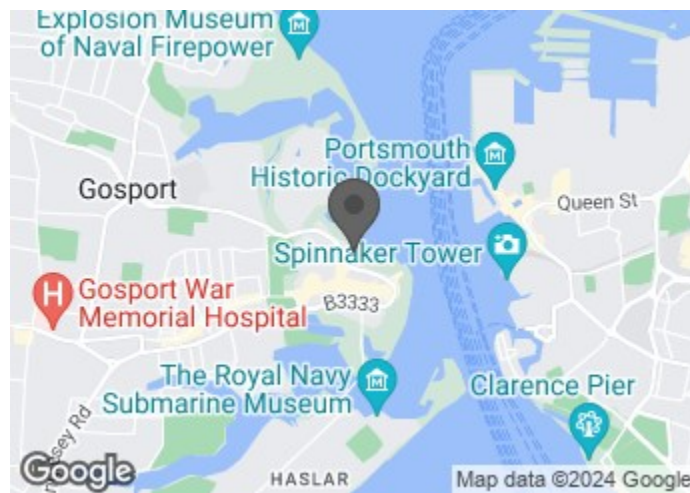
The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8604272/JPN

McCARTHY STONE RESALES

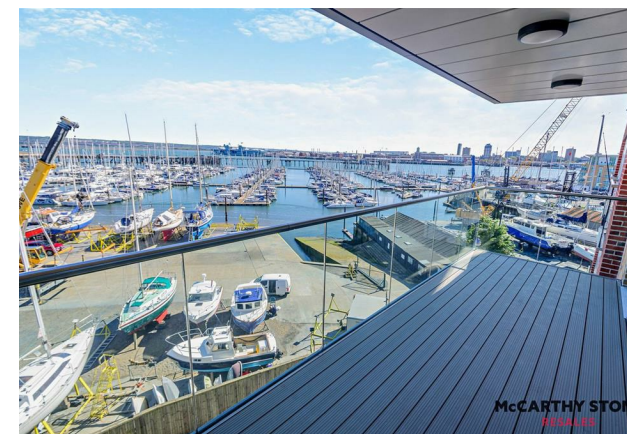
26 VIEWPOINT HARBOUR ROAD, GOSPORT, PO12 1GX



COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



CHARMING retirement apartment situated in the newly renovated Viewpoint offering FANTASTIC SEA VIEWS from the LARGE BALCONY across Gosport Marina and nearby Naval Base. EXPERTLY designed for secure/independent retirement living.

ASKING PRICE £270,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

VIEWPOINT, GOSPORT, HAMPSHIRE, PO12 1GX

COMPLETED WORKS

Viewpoint has recently undergone extensive renovation to ensure the building meets new fire and building safety regulations. This multi-million pound renovation was undertaken by McCarthy Stone as part of their commitment to providing the best for its customers.

VIEWPOINT

Viewpoint is a Retirement Living development constructed by award-winning retirement home specialist McCarthy and Stone specifically designed for the over 60's.

The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (subject to availability, fees apply).

Viewpoint is situated in a waterfront location in Gosport, offering stunning panoramic views of the sea and is in a beautiful natural location. Gosport also caters for the modern needs of homeowners with a vast range of amenities and services. For everyday shopping, an ALDI supermarket is found adjacent to the development but there are also plenty of independent shops to sample too. For those interested in wider travel, the local bus station is only a short walk from the development and offers good connections to the surrounding areas, links including the ferry terminal linking Gosport with Portsmouth. A short ferry crossing connects you with Portsmouth Harbour rail station with frequent fast train service to Gatwick, Brighton, Southampton and London Waterloo.

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

ENTRANCE HALL

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing the BOSCH Washer/Dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the kitchen, bedroom, living room and bathroom.

LIVING ROOM - WITH LARGE BALCONY

A well-proportioned lounge with balcony providing views over the docks. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, an electric statement fireplace, raised electric power sockets. Open plan to Kitchen.

KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

BEDROOM

Double bedroom with a glazed door providing balcony access a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

SHOWER ROOM

Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

SERVICE CHARGE (BREAKDOWN).

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

1 BED | £270,000

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Service Charge of £3,171.02 per year (until financial year ending 30/6/2025)

GROUND RENT

Leasehold 999 Years from 2016

Ground Rent £425.00

Ground rent review: Jan-31

PARKING PERMIT SCHEME - SUBJECT TO AVAILABILITY.

Car Parking (Permit Scheme) subject to availability. Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

ADDITIONAL INFORMATION AND SERVICES

- Super Fast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

