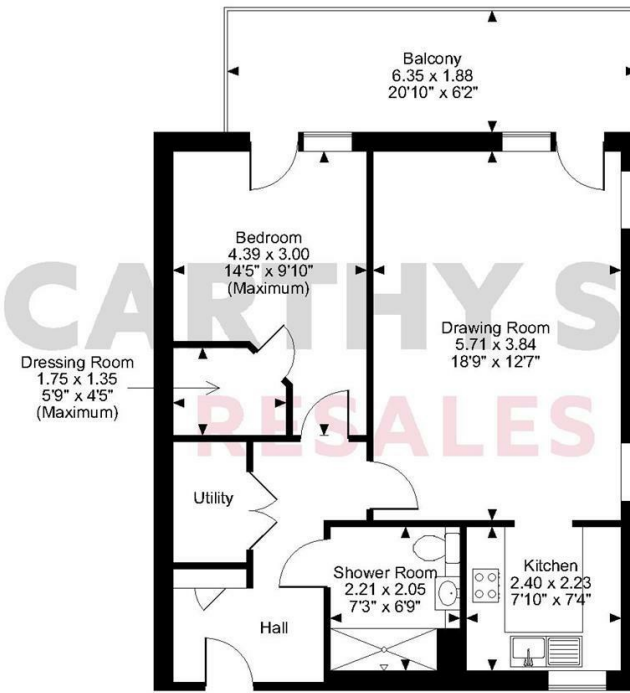


McCARTHY STONE RESALES

45 VIEWPOINT HARBOUR ROAD, GOSPORT, PO12 1GX

Viewpoint, Harbour Road, Gosport
Approximate Gross Internal Area
605 Sq Ft/56 Sq M
Balcony external area = 128 Sq Ft/12 Sq M

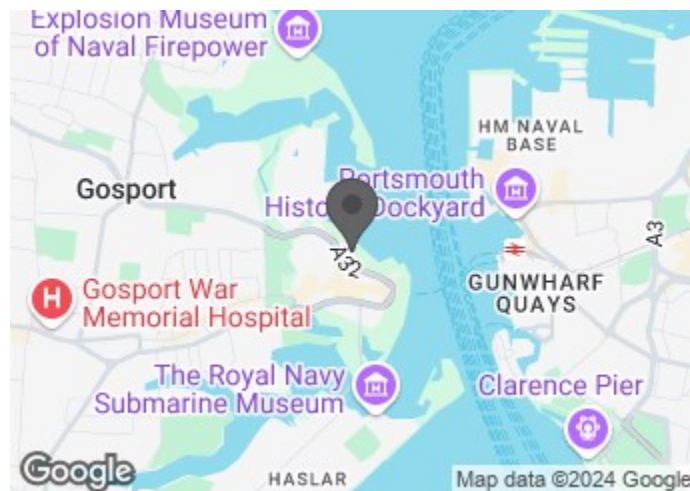


Ninth Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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.



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VIEWPOINT, HARBOUR ROAD, GOSPORT, PO12 1GX

COMPLETED CLADDING UPGRADES

In the wake of the Grenfell Tower tragedy, the UK's building industry underwent significant transformations, leading to new safety regulations being implemented to reduce the fire risk posed by external wall systems. As part of McCarthy Stone's commitment to providing quality, safe and secure homes for its customers, Viewpoint has undergone extensive renovations to its external structure, ensuring the building meets new EWS1 Safety Regulations.

ENTRANCE HALL

Front door with spy hole leads to the large 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 with BOSCH washer drier. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

LIVING ROOM WITH BALCONY.

Spacious double aspect lounge with balcony and panoramic views of The Solent, Portsmouth Harbour, Historic Dockyard and beyond. Feature fireplace, TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Glazed patio door with window to side leads to a large balcony. Opening leads into a separate 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 electrically operated window with far reaching views.

BEDROOM

Double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, glazed patio door with window to side leading out to the large balcony and stunning views.

BATHROOM

Partly tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror

above. Shaving point, electric ladder style heater and extractor fan, underfloor heating.

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). The apartment is conveniently located minutes from Gosport town centre with all its convenient transport 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.

Local attractions such as Portsmouth historic dockyard is just a short stroll from the ferry terminal and features the impressive HMS Victory and HMS Warrior or there is a fast Wightlink ferry service to the Isle of Wight for a day out. Gunwharf Quay shopping centre is just a 5 minute walk from the ferry terminal or if you prefer you could always visit West Quay shopping centre in Southampton, just 30 minutes away by train or car. Southampton international cruise terminal and airport is just 30 minutes by car and the New Forest with its many country walks and pubs or the seaside town of Bournemouth is all within easy reach by car.

ADDITIONAL INFORMATION AND SERVICES

- Super Fast Broadband available
- Mains water and electricity

1 BED | £320,000

- Electric room heating
- Mains drainage

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.

LEASE INFORMATION

Leasehold 999 Years from 2016
£425 p.a
Ground rent review: Jan-31

SERVICE CHARGE

Service Charge

- 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

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 £3,171.02 per year (until financial year ending 30/6/2025).

