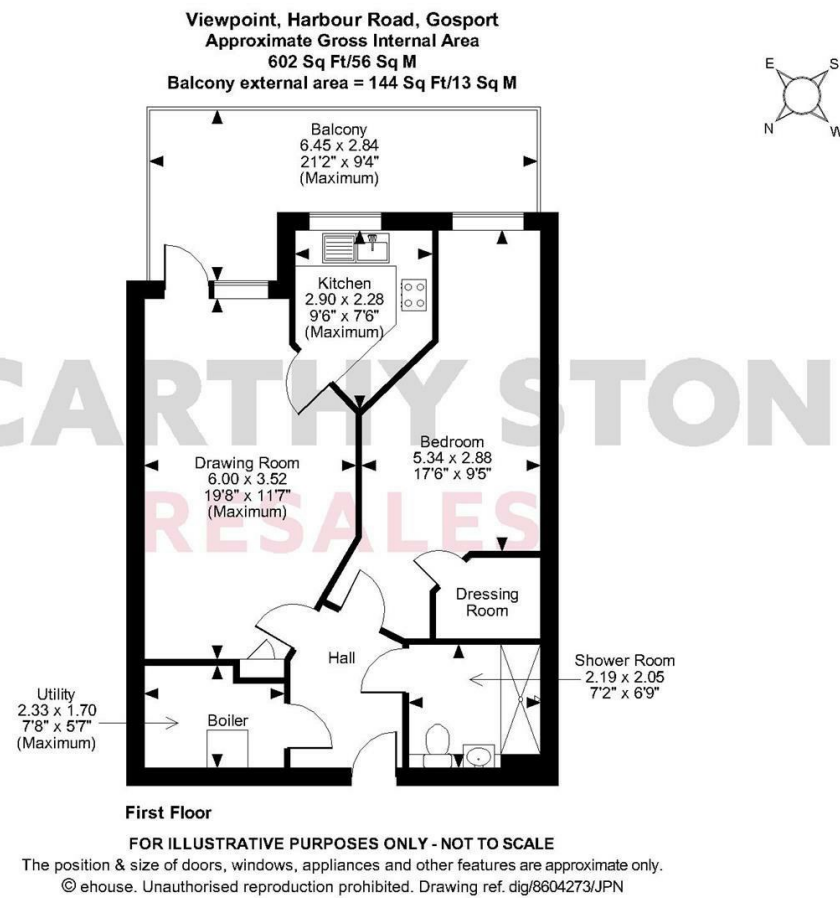
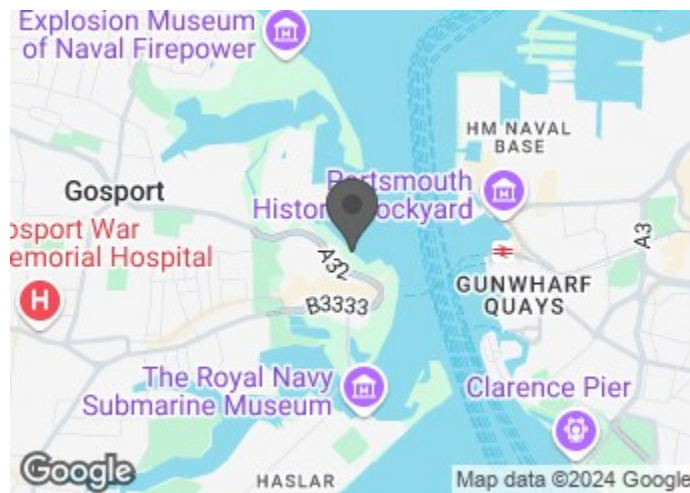


# McCARTHY STONE RESALES

## 5 VIEWPOINT HARBOUR ROAD, GOSPORT, PO12 1GX



### COUNCIL TAX BAND:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>87</b>	<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

# McCARTHY STONE RESALES

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Charming one bed retirement apartment set on the FIRST FLOOR in the sought-after VIEWPOINT development. With private SUN TERRACE with FANTASTIC VIEWS of the adjacent harbour.

**ASKING PRICE £249,995 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# VIEWPOINT, HARBOUR ROAD, GOSPORT, HAMPSHIRE, PO12 1GX

## VIEWPOINT

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

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

## COMPLETED WORKS - VIEWPOINT

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

With a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the homeowners TV) and verbal link to the main development entrance door, emergency pull cord, door leading into a walk-in utility cupboard with washer/dryer, lighting and shelving.

## LIVING ROOM WITH SUN TERRACE.

A bright and welcoming room with a patio door opening onto the sun terrace with space for a 'dining furniture and a great place to enjoy the views.

## KITCHEN

There is an excellent range of 'Ivory gloss' fronted fitted wall and base units with contrasting worktops incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed ceramic hob with a chimney extractor hood over, waist height oven, integrated fridge and freezer, ceiling spot light fitting.

## BEDROOM

A well-proportioned double bedroom. Power points and ceiling lights. Walk-in wardrobe with hanging rail, shelving. Floor to ceiling double glazed window offering superb views of the harbour.

## SHOWER ROOM

Modern white suite comprising of a close-coupled WC, vanity wash-hand basin, illuminated mirror with integrated shaver socket, fitted shower tray, heated towel rail, emergency pull cord and ceiling spot light.

## 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 | £249,995

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, our 24 hour emergency call system, the heating and maintenance of 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 Annum (for financial year end 30/06/2025)

## 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

Ground Rent £495 p.a.  
Lease 999 Years from 2016

## ADDITIONAL INFORMATION AND SERVICES

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

