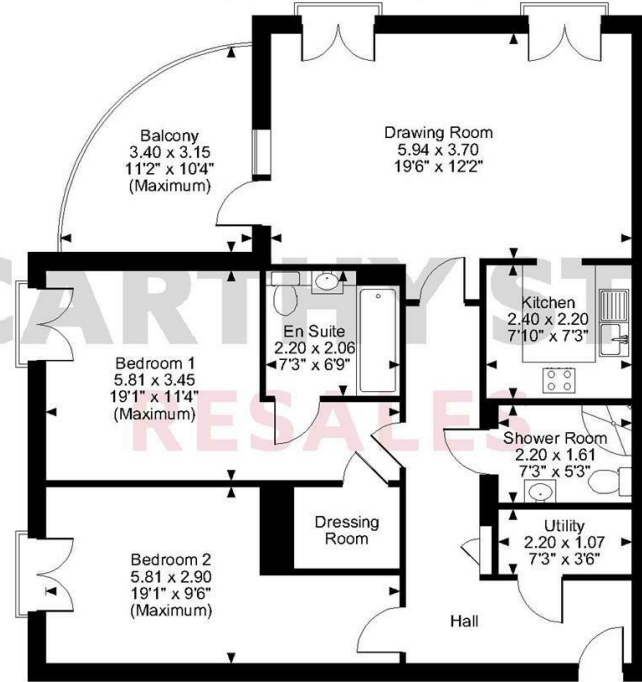


# McCARTHY STONE RESALES

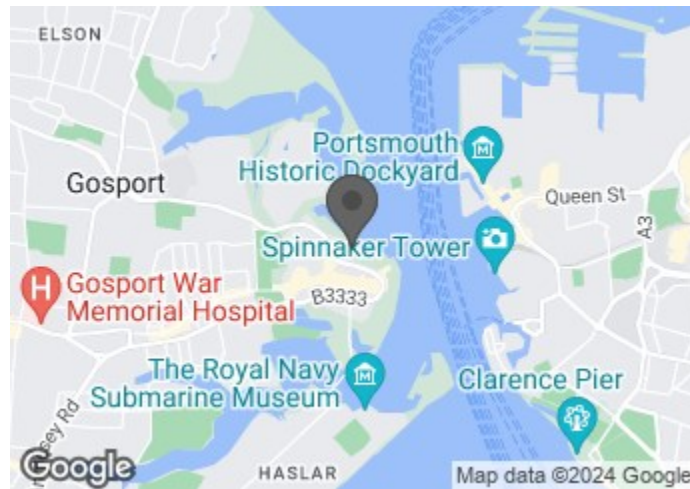
## 23 VIEWPOINT HARBOUR ROAD, GOSPORT, PO12 1GX

Viewpoint, Harbour Road, Gosport  
Approximate Gross Internal Area  
917 Sq Ft/85 Sq M  
Balcony external area = 91 Sq Ft/8 Sq M



Third 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: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
	<b>82</b>	



# 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.



Situated in a PRIME LOCATION this over 60s Retirement Apartment boasts uninterrupted views over Portsmouth harbour. Two double bedrooms and EN-SUITE bathroom to master bedroom.

**ASKING PRICE £390,000 LEASEHOLD**

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

# VIEWPOINT, HARBOUR ROAD, GOSPORT, PO12 1GX

## SUMMARY

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.

## VIEWPOINT

Recently refurbished to meet EWS1 Cladding Safety regulations, we are proud to offer the second chance to buy at our stunning coastal development in Gosport, Viewpoint.

## HALLWAY

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, bedrooms, living room and bathroom.

## KITCHEN

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

## LIVING ROOM WITH BALCONY

A well-proportioned double aspect living room with a feature fireplace and access to a large balcony affording breathtaking views. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Access to the kitchen via the dining area.

## BEDROOM ONE

Double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.. Door to en-suite shower room and walk-in wardrobe.

## EN-SUITE

En-suite has the benefit of a level access shower, WC and wash hand vanity basin.

## BEDROOM TWO

Good size double bedroom with full height window with the benefit of a Juliet balcony.

## SHOWER ROOM

Part tiled and fitted with suite comprising of shower cubicle. Low level WC, wash basin and mirror above. Shaving point, electric ladder style towel heater and extractor fan.

## 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.

## 2 BED | £390,000

## LEASE INFORMATION

Lease Length: 999 years from 2016  
Ground Rent: £425pa

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## SERVICE CHARGE

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,544.40 per annum (up to financial year end 01/01/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

