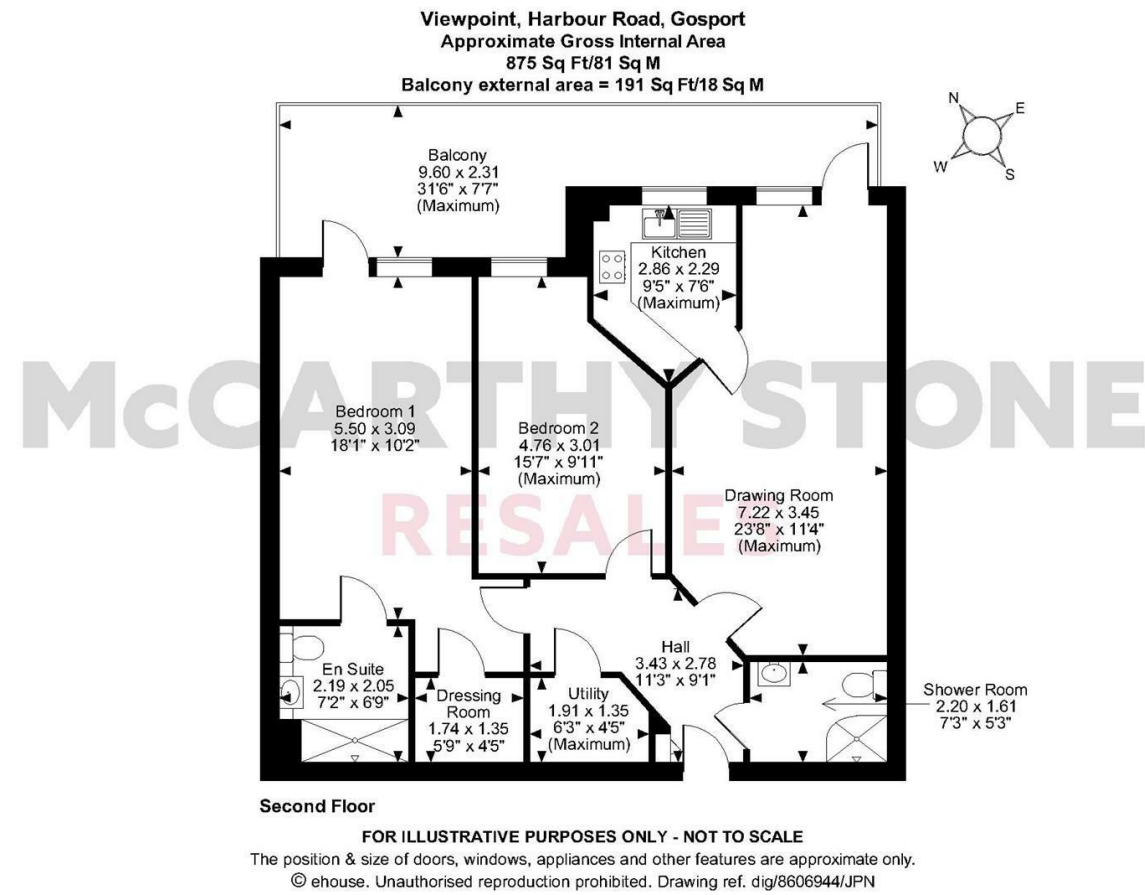
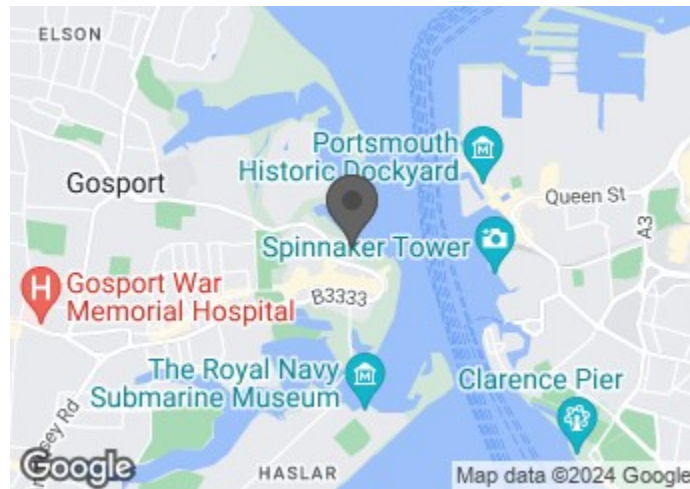


McCARTHY STONE RESALES

12 VIEWPOINT HARBOUR ROAD, GOSPORT, PO12 1GX



COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

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SPACIOUS two bed Retirement Apartment offered REFURBISHED and featuring a LARGE BALCONY

ASKING PRICE £340,000 LEASEHOLD

For further details, please call **0345 556 4104**
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12 VIEWPOINT, HARBOUR ROAD, GOSPORT, PO12 1GX

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.

COMPLETED WORKS

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.

HALLWAY

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 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, dishwasher and under pelmet lighting.

LIVING ROOM

A well-proportioned double aspect living room with access to a large balcony and a beautiful fireplace. 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.

MASTER BEDROOM

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

EN-SUITE

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

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.

2 BED | £340,000

SECOND BEDROOM

Good size double bedroom with full height window offering lots of natural light.

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. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge £4,756.53 per annum (for financial year end 30/06/2025)

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

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

