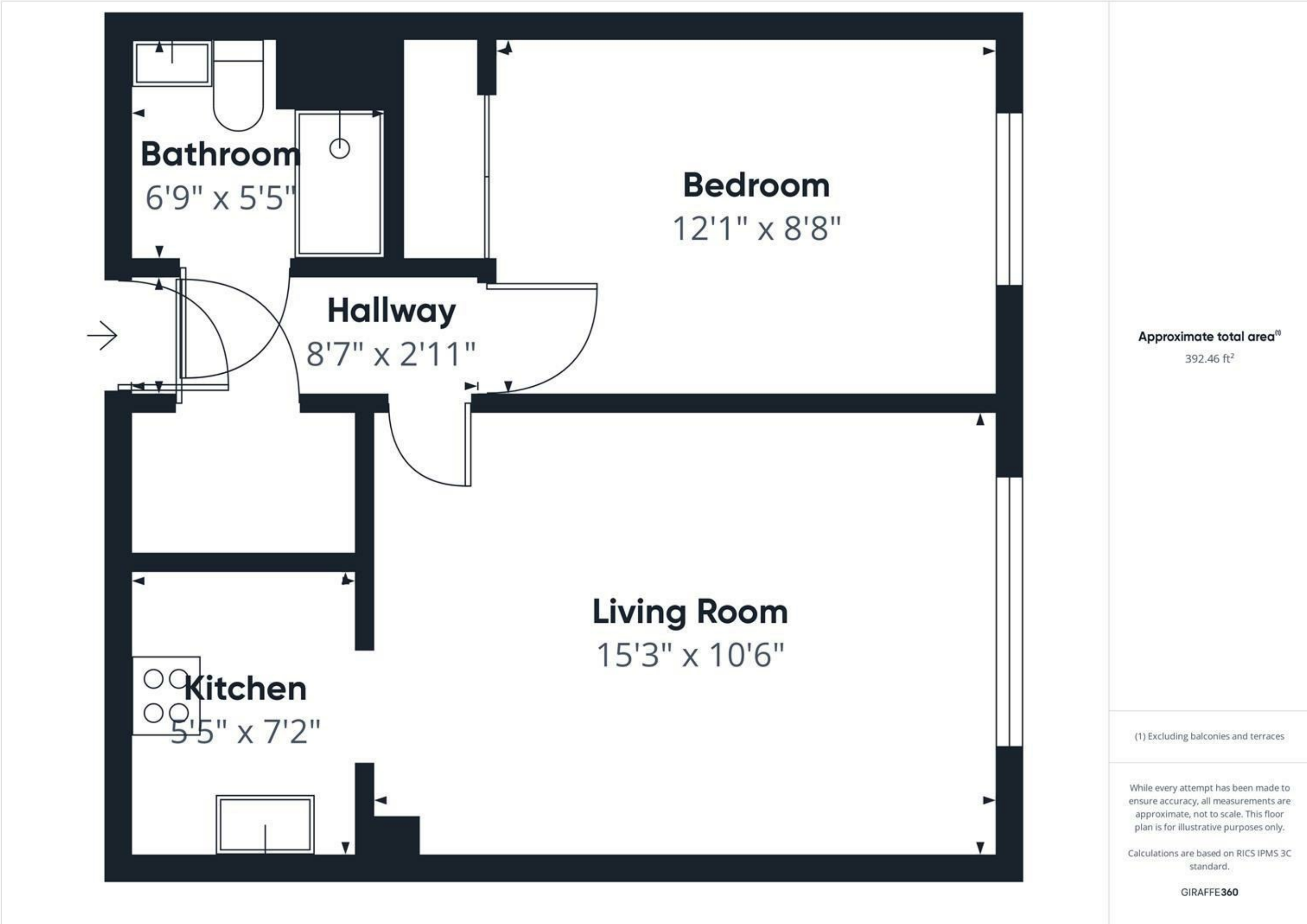
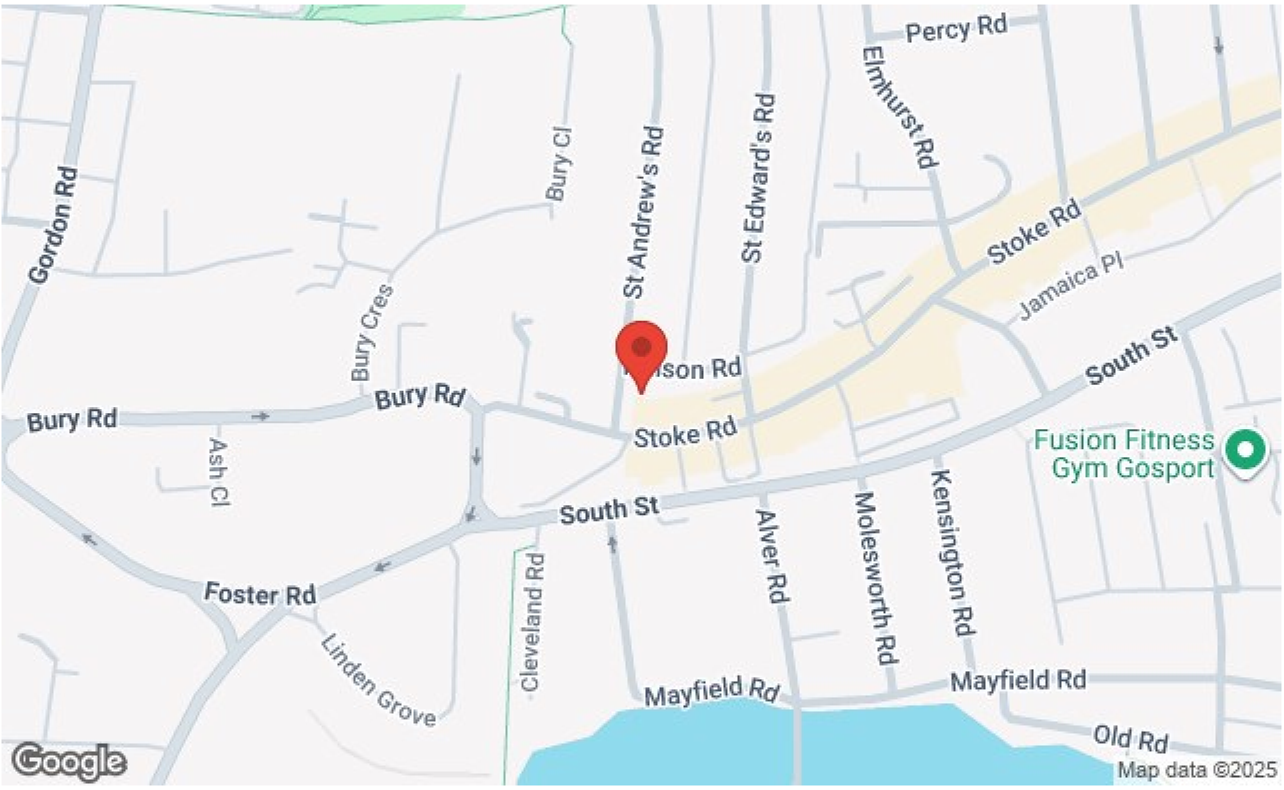




97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

Offers In Excess Of £80,000

Homefort House, Gosport PO12 1QG

bernards
THE ESTATE AGENTS

1 1 1

HIGHLIGHTS

- First Floor Retirement Apartment For Over 60`s Able To Live Independently
- One Bedroom
- Residents Lift & Lounge
- Emergency Assistance Facility
- Convenient To Stoke Road
- Re-Fitted Kitchen
- Re-Fitted Shower Room
- No Forward Chain
- PVCu Double Glazing

This first floor 1 bedroom retirement apartment situated on Stokes Road has its own kitchen, bathroom, double bedroom and living dining area plus the benefit of a residents lounge and communal gardens. There is an on-site manager and emergency call facility offering additional security and peace of mind if required.
The apartment has neutral decor throughout with modern cream kitchen, refitted shower room with double shower, WC and wash hand basin with fitted vanity unit under.
With parking to the rear and offered with no onward chain, this apartment is conveniently placed for the popular Stoke Road shopping area with Waitrose, independent shops, cafes and other useful amenities such as doctors and chemists. It also offers easy transport links to the town centre, waterfront and beyond.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALLWAY
8'7 x 2'11 (2.62m x 0.89m)

KITCHEN
7'2 x 5'5 (2.18m x 1.65m)

LIVING ROOM
15'3 x 10'6 (4.65m x 3.20m)

BEDROOM ONE
12'1 x 8'8 (3.68m x 2.64m)

BATHROOM
6'9 x 5'5 (2.06m x 1.65m)

OUTSIDE
Communal landscaped garden, residents car park.

COMMUNAL FACILITIES
Residents lounge, laundry room and 2 guest suites.

TENURE
Leasehold. Balance of a 99 year lease from 1st September 1985 , current ground £454.44 per annum and maintenance charge £2510.64 per annum. We believe the maintenance charges include water, sewage and building insurance.
We believe there is a 1% charge made when the property is sold paid by the seller at the time.
Purchasers should be aware that they would need to be over the age of 60 to purchase and in the case of a couple, one must be 60 years and the partner must be 55 years or over. The development is designed for independent, active living. There are no care related services available.
These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.

SERVICES
We understand that this property is connected to mains electric, water and sewage. There is no gas to this development.

SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain a n effective y e t cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

ANTI-MONEY LAUNDERING (AML)
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

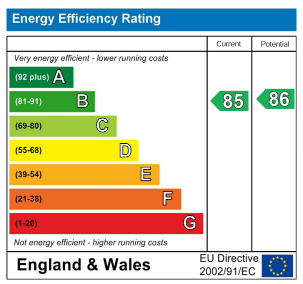
REMOVAL QUOTE
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

BERNARDS MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

LEASEHOLD / COUNCIL TAX BAND B



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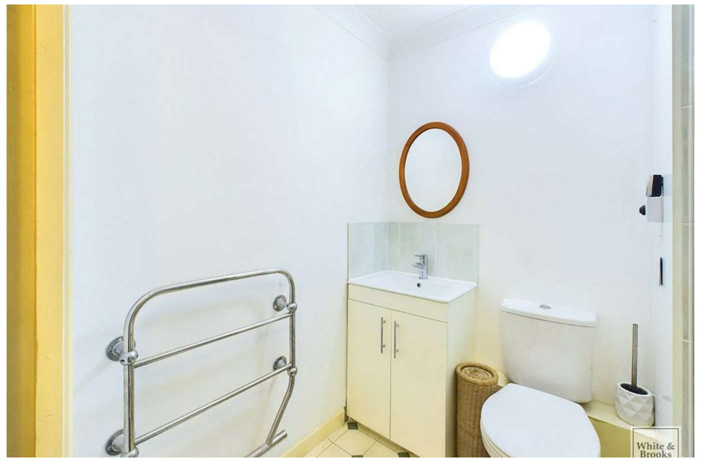

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