



**Alverstoke Court, Church Road, Gosport PO12 2LX**

**welcome to**

## **Alverstoke Court Church Road, Gosport**

Offered with no forward chain and situated in the popular location of Alverstoke Village lies this well presented one bedroom first floor retirement apartment with a modern kitchen and shower room. Arrange a viewing today to avoid missing out!

### **Communal Hall**

Security entry door, stairs and lift to all floors.

### **Entrance Hall**

Security intercom system, door to access, cupboard

### **Lounge**

13' 8" x 10' 4" ( 4.17m x 3.15m )

UPVC double glazed window to rear elevation,  
electric heater.

### **Kitchen**

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

Matching wall and base units, sink and drainer unit,  
electric oven, electric hob, space for fridge/freezer.





### **Bedroom**

10' 6" x 8' 5" ( 3.20m x 2.57m )

UPVC double glazed window to rear elevation,  
built-in wardrobes, electric heater.

### **Shower Room**

Shower cubicle, WC, wash hand basin, airing  
cupboard



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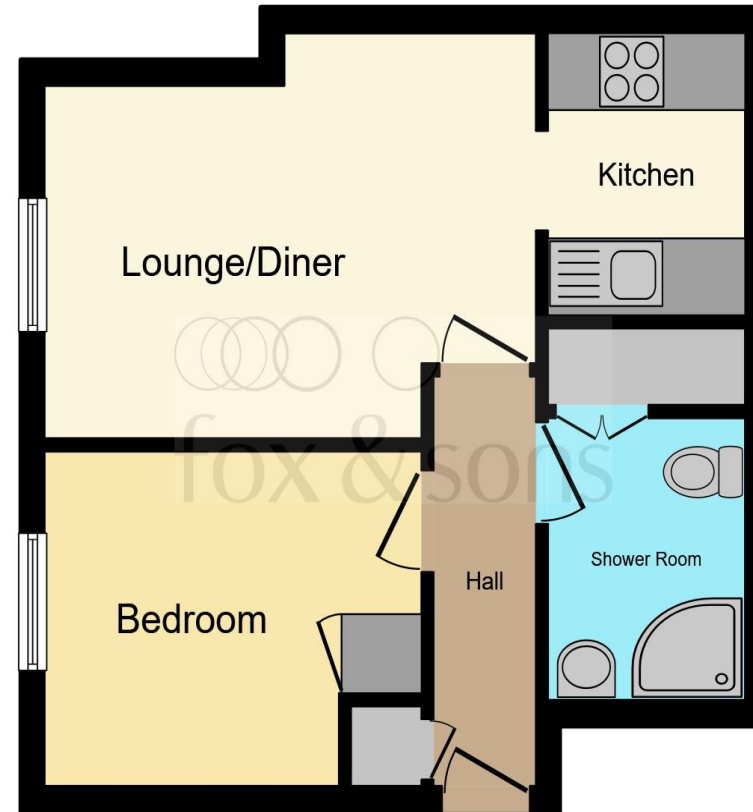
## Alverstoke Court Church Road, Gosport

- NO ONWARDS CHAIN
- RETIREMENT FLAT
- ALVERSTOKE VILLAGE LOCATION
- ONE BEDROOM
- MODERN SHOWER ROOM AND MODERN KITCHEN

Tenure: Leasehold EPC Rating: B

offers in excess of

**£55,000**



Total floor area 33.2 m<sup>2</sup> (357 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Nov 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks



Property Ref:  
GOS111230 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



**023 9250 3733**



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



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