



**Canberra Court, GOSPORT, PO12 2NY**

**welcome to**

## **Canberra Court, GOSPORT**

\*\* Retirement Apartment \*\* Close to Shops, Bus and Road Links \*\* Communal Parking \*\* Rarely Available! \*\* No Onward Chain \*\*

### **Entrance Hall**

Door to access, security entry system with emergency pull cord, storage cupboard housing water tank, wall mounted heater.

### **Lounge**

19' 7" max x 10' 7" max ( 5.97m max x 3.23m max )  
UPVC double glazed windows to front and side elevation, tv point, emergency pull cord, wall mounted heater, double doors to:

### **Kitchen**

7' 7" max x 7' 1" max ( 2.31m max x 2.16m max )  
IRREGULAR SHAPE  
UPVC double glazed window to front elevation, matching units, integrated oven, hob, cooker-hood, under counter fridge, under counter freezer, stainless steel sink and drainer unit, tiled surrounds.

### **Bedroom 1**

18' 4" max x 10' 5" max ( 5.59m max x 3.17m max )  
UPVC double glazed window to front elevation, fitted mirrored wardrobes, wall mounted heater, emergency pull cord, door to:

### **En-Suite**

Shower cubicle, wash hand basin, wc, emergency pull cord, extractor fan, heated towel rail, electric heater, tiled surrounds.

### **Bedroom 2**

15' 2" max x 9' 1" max ( 4.62m max x 2.77m max )  
UPVC double glazed window to front elevation, fitted wardrobes, electric heater, emergency pull cord.

### **Bathroom**

Bath with shower over, wash hand basin, wc, heated towel rail, extractor fan, electric heater, tiled walls.

### **Parking**

Communally allocated.

### **Additional Features**

Communal lounge/dining room, washing facilities, visitor apartments.







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welcome to

## Canberra Court, GOSPORT

- Two bedrooms
- Ensuite to Bedroom One
- Age Restricted
- Communal Lounge, Guest Suite, and Washing Room
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 4949.08

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£170,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
GOS112455 - 0004

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