









welcome to

Pearce Court George Street, GOSPORT

** Age Restricted ** Emergency Pull Cords ** Close to Shops and Bus Routes ** Ground Floor ** Two bedrooms **

Entrance Hall

UPVC door to access, cupboard housing hot water tank, electric heater.

Lounge

18' 6" max x 9' 7" max (5.64m max x 2.92m max) UPVC door to rear garden, two electric heaters, tv point, emergency pull cord.

Kitchen

9' 8" max x 7' 8" max (2.95m max x 2.34m max) UPVC double glazed window to front elevation, matching wall and base units, stainless steel sink and drainer unit, integrated oven, hob, cooker-hood, integrated dishwasher, tiled splashbacks, emergency pull cord.

First Floor Landing

Doors to:

Bedroom 1

11' 1" x 9' 4" (3.38m x 2.84m) UPVC double glazed window to rear elevation, electric heater, emergency pull cord.

Bedroom 2

9' 8" x 7' 4" (2.95m x 2.24m) UPVC double glazed window to front elevation, electric heater, emergency pull cord.

Shower Room

Double shower cubicle enclosure, wash hand basin, wc, extractor fan, tiled surrounds, emergency pull cord.

Rear Garden

The garden is laid to lawn and enclosed by hedges.

Additional Note

There is a communal laundry room with washing machine and tumble dryer, House Manager and age restricted to over 55's.













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Pearce Court George Street, GOSPORT

- Two bedrooms
- Communally Allocated Parking
- **Enclosed Rear Garden**
- **Emergency Pull Cords**
- Age Restricted

Tenure: Leasehold EPC Rating: C

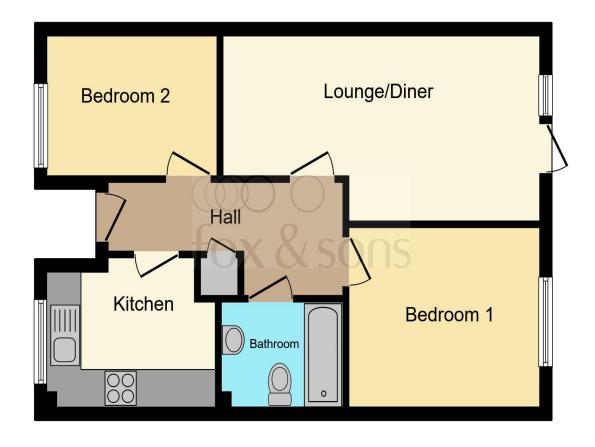
Council Tax Band: A Service Charge: 3936.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 27 Sep 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

offers over

£115,000



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

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Property Ref: GOS112909 - 0002 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 quidance 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.

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