

Pilbrow Court, Canberra Close,
Alverstoke, Gosport, Hampshire, PO12 2NZ

£159,995



First Floor Retirement Apartment For Over
60`s Independent Living

Lounge

Re-Fitted Shower Room With White Suite

PVCu Double Glazing

Emergency Assistance Call Facility

Two Bedrooms

Separate Kitchen With Window

Electric Heating

Communal Lounge & Laundry Room

Popular Retirement Development

023 9258 5588

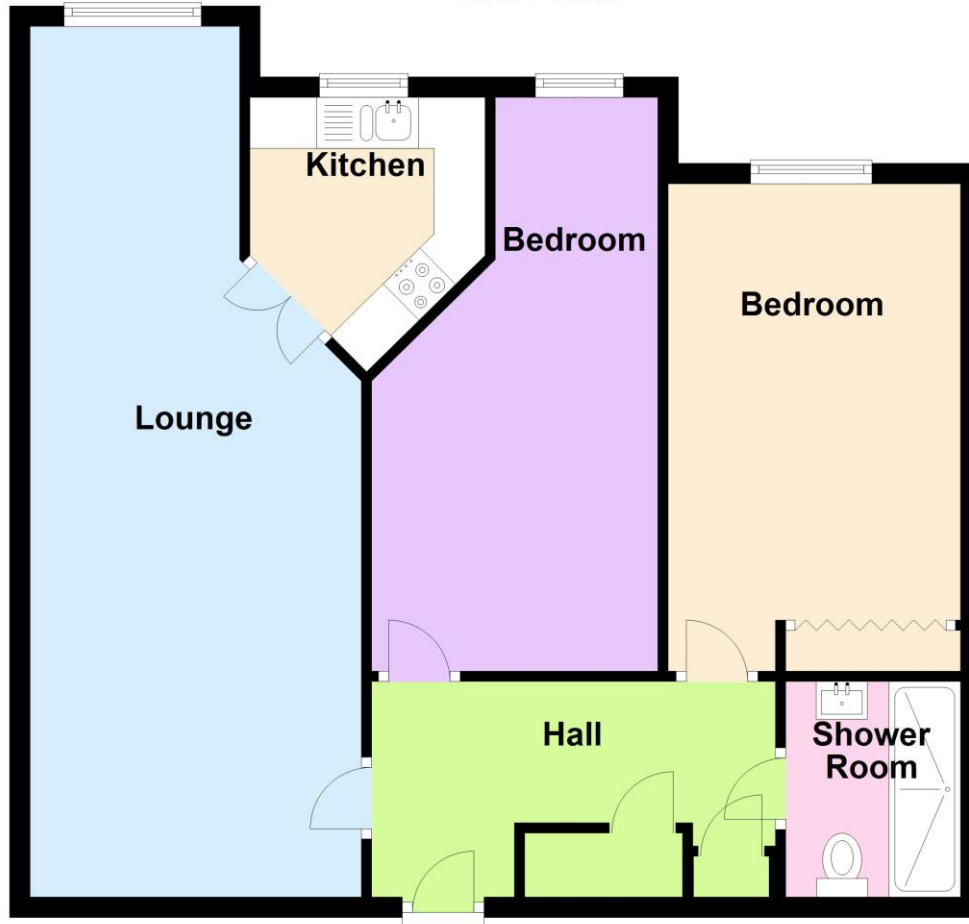
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First Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Commuanl Entrance	With door entry system and stairs or lift to each floor. The flat is located on the 1st floor.
Entrance Hall	Emergency assistance call panel incorporating door entry system, airing cupboard, meter and storage cupboard, coved ceiling, Georgian style glazed door to:
Lounge	27'11" (8.51m) x 10'8" (3.25m) narrowing to 6`8 (2.03m), PVCu double glazed window, 2 storage heaters, 3 wall lights, emergency assistance pull cord, Georgian style French doors to:
Kitchen	7'6" (2.29m) x 6'8" (2.03m) average, 1 1/2 bowl composite sink unit, wall and base units with worksurface over, built in oven and 4 ring hob with extractor canopy over, tiled splashbacks, space for fridge and freezer, PVCu double glazed window, emergency assistance pull cord, coved ceiling, wall mounted fan heater.
Bedroom 1	15'8" (4.78m) Into Recess x 9'4" (2.84m) PVCu double glazed window, storage heater, built in wardrobe with mirror fronted sliding doors, 2 wall lights, emergency assistance pull cord, coved ceiling.
Bedroom 2	18'3" (5.56m) x 9'2" (2.79m) PVCu double glazed window, electric panel heater, 2 wall lights, emergency assistance pull cord, coved ceiling.
Shower Room	Re-fitted with white suite, shower cubicle, emergency assistance call button on base of shower tray, low level W.C., vanity hand basin with cupboards under, aqua panel splashbacks to shower area and tiled splashbacks to remainder, extractor fan, wall mounted fan heater, heated towel rail, coved ceiling.
Communal Facilities	Communal lounge, laundry room, guest suite, residents parking and garden.
Tenure	<p>Leasehold. Balance of a 125 year lease from 1 June 1997, current ground rent £649.32 per annum, current maintenance charge £4442.61 per annum which includes water, sewage and building insurance.</p> <p>We understand on the future sale of the property there is an exit fee for the owner at that time to pay of 2%. This is calculated as 1% of previous purchase price and 1% of either the previous purchase price or current sale price whichever is lower. 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.</p>

Services

Council Tax

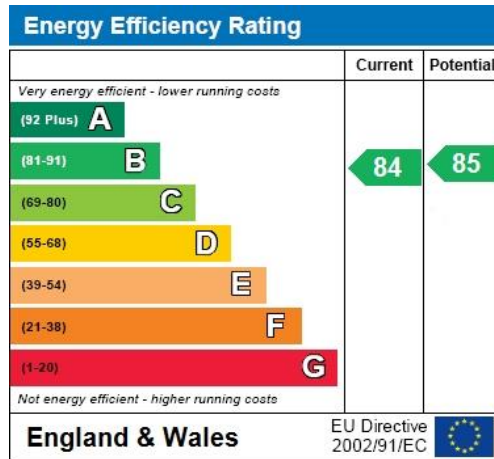
Property Information

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.

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

Band D.

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>



Full Energy Performance Certificate available upon request

Appointment

Date:

Time:

Person Meeting:

[Viewing Notes](#)

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing.

Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.