

Pearce Court, George Street,  
Gosport, Hampshire, PO12 4SZ

£99,995



First Floor Retirement Apartment  
Lounge / Dining Room  
Shower Room  
Electric Heating  
Residents Casual Parking

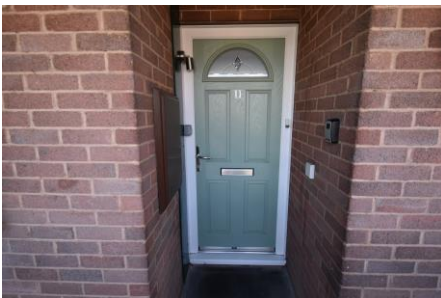
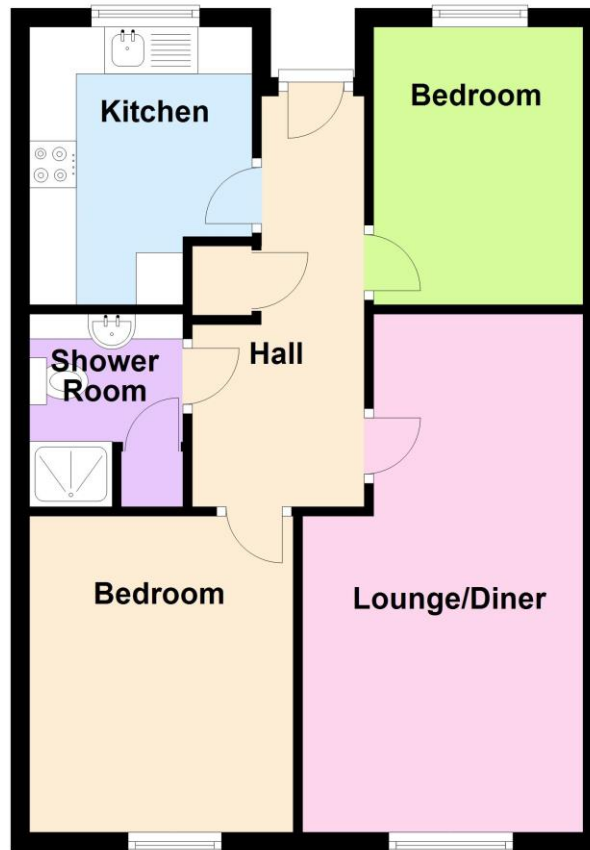
Two Bedrooms  
Separate Kitchen  
PVCu Double Glazing  
Emergency Assistance Call Facility  
Located Near To Gosport Town Centre

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE  
Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

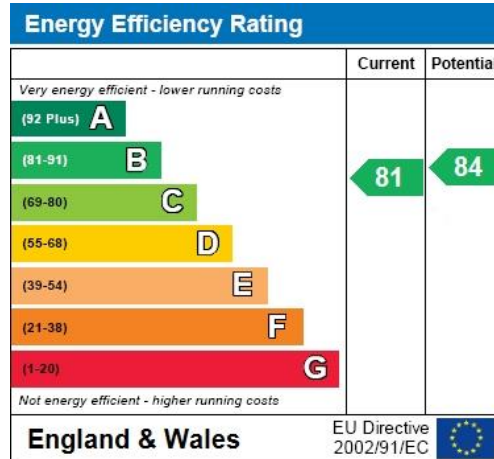
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## First Floor



**SELLING YOUR OWN PROPERTY IN GOSPORT?  
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 54 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Communal Entrance	With lift or stairs to each floor. The flat is located on the first floor.
Entrance Hall	Composite front door with glazed panel, storage heater, door entry phone, emergency assistance call facility, airing cupboard.
Lounge	18'2" (5.54m) x 9'10" (3m) Max PVCu double glazed bay window, storage heater, electric panel heater, emergency assist pull cord, coved ceiling.
Kitchen	9'8" (2.95m) x 7'9" (2.36m) Single drainer stainless steel sink unit, wall and base cupboards with work surface over, electric cooker point, space for fridge, tiled splashbacks, electric fan heater, PVCu double glazed window, emergency assistance pull cord.
Bedroom 1	11'1" (3.38m) x 9'2" (2.79m) PVCu double glazed window, storage heater, emergency assistance pull cord.
Bedroom 2	7'4" (2.24m) x 9'8" (2.95m) PVCu double glazed window, electric panel heater, emergency assistance pull cord.
Shower Room	Shower cubicle with Mira shower, vanity hand basin with cupboard under, WC., extractor fan, tiled walls, wall mounted fan heater, emergency assistance pull cord.
Outside	Residents casual parking.
Communal Facilities	Laundry room, guest suite available for hire, meeting area, garden.
Tenure	Leasehold. Balance of a 99 year lease from 19th August 1987, current service charge £3786.60 per annum.  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.  There is a sinking fund contribution on the future sale of the property which is currently calculated as 2.15% of your purchase price x the number of years you own the property.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to the development.
Council Tax	Band A.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a>



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.