

Alver Quay, Prince Alfred Street, Gosport, Hampshire, PO12 1SR

£164,000













Retirement Apartment For Over 60's

First Floor Location

Re-Fitted Kitchen

PVCu Double Glazing

Residents Lift, Parking & Communal Lounge

Two Bedrooms

Views Over Work House Lake

Shower Room

Electric Heating

No Forward Chain

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First Floor







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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 1st floor.

Entrance Hall

Glazed front door, meter cupboard, airing cupboard, storage heater, laminate flooring, emergency assistance call panel, door entry phone.

Lounge

18'8" (5.69m) Into Bay x 10'11" (3.33m) PVCu double glazed window, storage heater, laminate flooring, coved ceiling, electric panel heater.

Kitchen

9'9" (2.97m) x 7'2" (2.18m) 1 ½ bowl stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with extractor canopy over, space fridge/freezer, tiled splashbacks, PVCu double glazed window, pelmet lighting, laminate flooring, emergency assistance pull cord, integrated dishwasher, tiled splashbacks.

Bedroom 1

12'4" (3.76m) Into Recess x 9'4" (2.84m) PVCu double glazed window, built in double cupboard, laminate flooring, emergency assistance pull cord.

Bedroom 2

9'6" (2.9m) Max x 6'8" (2.03m) PVCu double glazed window, electric panel heater, built in single cupboard, laminate flooring, emergency assistance pull cord.

Shower Room

6'8" (2.03m) x 5'8" (1.73m) White suite of shower cubicle with Mira shower, low level W.C., vanity hand basin with cupboard under, tiled splashbacks, extractor fan, emergency assistance pull cord.

Communal Facilities

Residents communal lounge and laundry room, guest suite available to rent for the house manager, casual parking, communal areas to side and around the development including a garden area.

Tenure

Leasehold. Balance of 99 year lease from 7th August 2001. Current service charge £297.06 per month.

There is a sinking fund contribution on the future sale of the property which is currently calculated as 1.2% of your purchase price x the number of years you own the property.

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.

Services

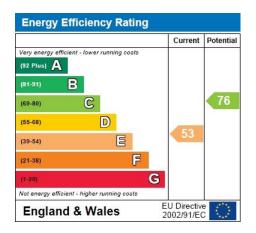
We understand that this property is connected to mains electric, water and sewage. There is no gas to this development.

Council Tax

Band C.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk
For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk



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.