

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

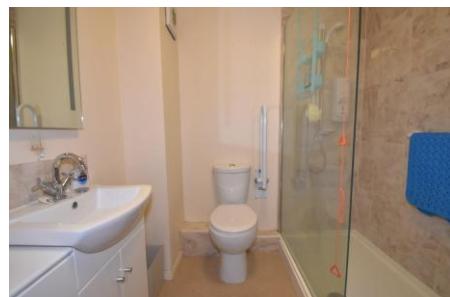
Two Bedrooms  
Views Over Work House Lake  
Shower Room  
Electric Heating  
No Forward Chain

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE  
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## First Floor



SELLING YOUR OWN PROPERTY IN GOSPORT?

WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

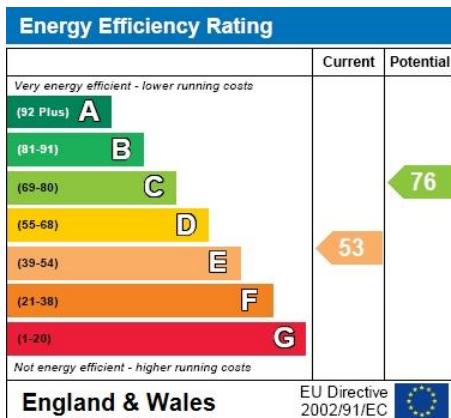
Communal Entrance Hall	With lift or stairs to each floor. The flat is located on the 1st floor.
Entrance Hall	Glazed front door, meter cupboard, airing cupboard, storage heater, laminate flooring, emergency assistance call panel, door entry phone.
Lounge	18'8" (5.69m) Into Bay x 10'11" (3.33m) PVCu double 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 will be £356.75 a month from April 1 2025.
	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

Property Information

Band C.

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.