

Canberra Court, Canberra Close,
Alverstoke, Gosport, Hampshire, PO12 2NY

£135,000



First Floor Retirement Apartment
Lounge
Shower Room With White Suite
PVCu Double Glazing
Emergency Assistance Call Facility

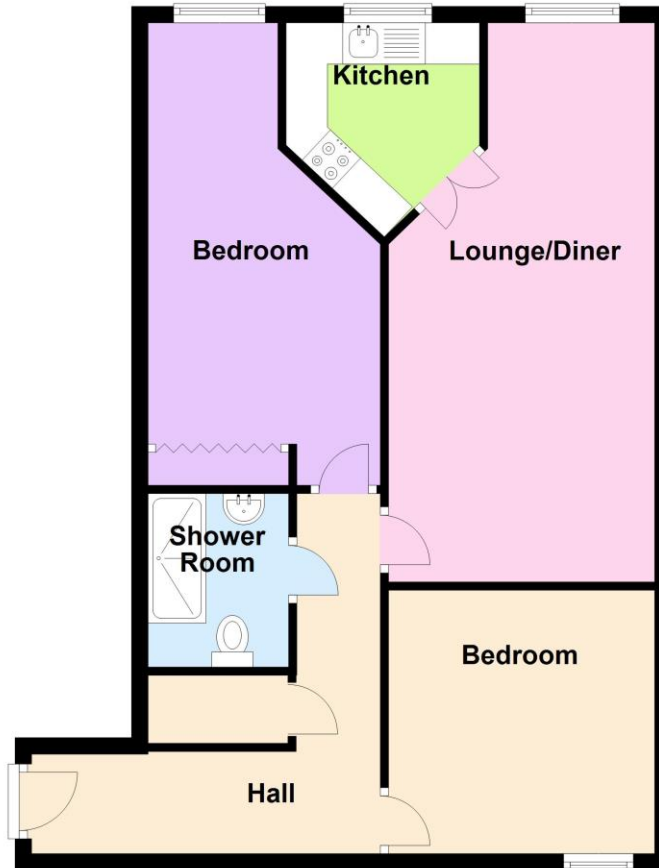
Two Bedrooms
Separate Kitchen With Window
Electric Heating
Communal Lounge & Laundry Room
Popular Retirement Development

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First Floor



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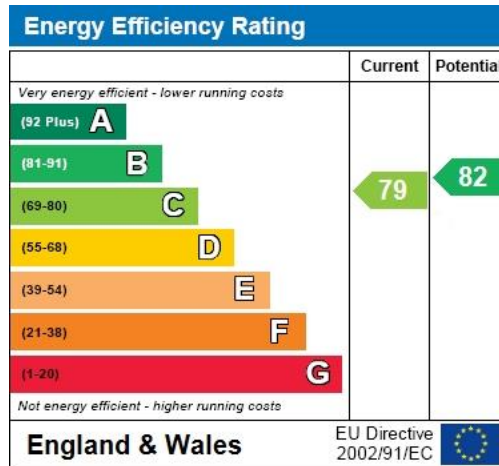
Communal Entrance Hall	With door entry system, stairs or lift to each floor. The flat is located on the 1st floor.
Entance Hall	Storage heater, emergency assistance call panel and door entry facility, coved ceiling, airing and meter cupboard.
Lounge	22'2" (6.76m) x 10'7" (3.23m) Max narrowing to 6`7 (2.01m), PVCu double glazed window, storage heater, coved ceiling, emergency assistance pull cord, Georgian style glazed double doors to:
Kitchen	7'8" (2.34m) x 6'7" (2.01m) Average, Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built-in oven and 4 ring electric hob with extractor canopy over, PVCu double glazed windows, tiled splash back, space for fridge, coved ceiling, emergency assistance pull cord, wall mounted fan heater.
Bedroom 1	16'5" (5m) To Wardrobe x 9'1" (2.77m) narrowing to 5`1 (1.55m), PVCu double glazed window, built-in wardrobe with mirror fronted folding doors, storage heater, emergency assistance pull cord, coved ceiling.
Bedroom 2	10'6" (3.2m) x 10'4" (3.15m) PVCu double glazed window, electric panel heater, coved ceiling.
Shower Room	Shower cubicle with Mira shower, low level W.C., vanity hand basin, tiled walls, extractor fan, emergency assistance call button, coved ceiling, heated towel rail, light and shaver point.
Communal Facilities	Communal lounge, laundry room, guest suite, residents parking and garden.
Tenure	<p>Leasehold. Balance of a 125 year lease from 1 February 2000, current ground rent £825.15 per annum, current maintenance charge £4476.66 per year which includes the 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> <p>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.</p>
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to the development.

Council Tax

Property Information

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.