

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

£120,000



Ground Floor Retirement Apartment For
Over 60's Independent Living

Lounge

Re-Fitted Shower Room With White Suite

PVCu Double Glazing

Emergency Assistance Call Facility

One Bedroom

Separate Kitchen With Window

Electric Heating

Communal Lounge & Laundry Room

Popular Retirement Development

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Ground Floor

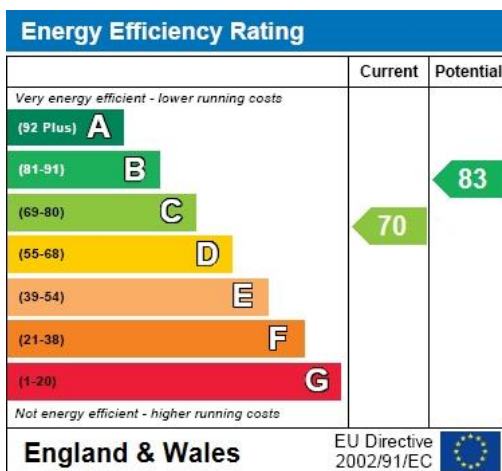


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Communal Entrance	With door entry system, stairs or lift to each floor, the flat is located on the ground floor.
Entrance Hall	Door entry system incorporating emergency assistance call facility, airing and storage cupboard, coved ceiling.
Lounge	22'4" (6.81m) x 10'9" (3.28m) narrowing to 6'8" (2.03m), PVCu double glazed door to outside, electric radiator, large storage cupboard, emergency assistance pull cord, 2 wall lights, Georgian style glazed French doors to:
Kitchen	6'8" (2.03m) x 7'7" (2.31m) Average, 1 1/2 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 for fridge, PVCu double glazed window, wall mounted fan heater, tiled splashbacks, coved ceiling, emergency assistance pull cord, electric towel rail.
Bedroom	16'1" (4.9m) To Wardrobe x 9'1" (2.77m) narrowing to 5'7" (1.7m), PVCu double glazed window, electric panel heater, coved ceiling, emergency assistance pull cord, built in wardrobe with mirror fronted folding doors.
Shower Room	White suite of shower cubicle with electric shower, pedestal hand basin, low level W.C., tiled walls, extractor fan, heated towel rail, wall mounted fan heater.
Communal Facilities	Communal lounge, laundry room, guest suite for hire, residents parking and garden.
Tenure	<p>Leasehold. Balance of a 125 year lease from 1 February 2000, current ground rent £708 per annum, current maintenance charge £2984.44 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 connect to mains electric, water and sewage. Gas is not connected to this development.

Band C.

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.