

Pilbrow Court, Canberra Close,  
Alverstoke, Gosport, Hampshire, PO12 2NZ

£115,000



First Floor Retirement Apartment For Over  
60`s Able To Live Independently

Lounge With Double Doors To Kitchen

Electric Heating

Residents Lift

No Forward Chain

One Bedroom

Bedroom With Built In Wardrobes

PVCu Double Glazing

Residents Lounge & Laundry Room

**023 9258 5588**

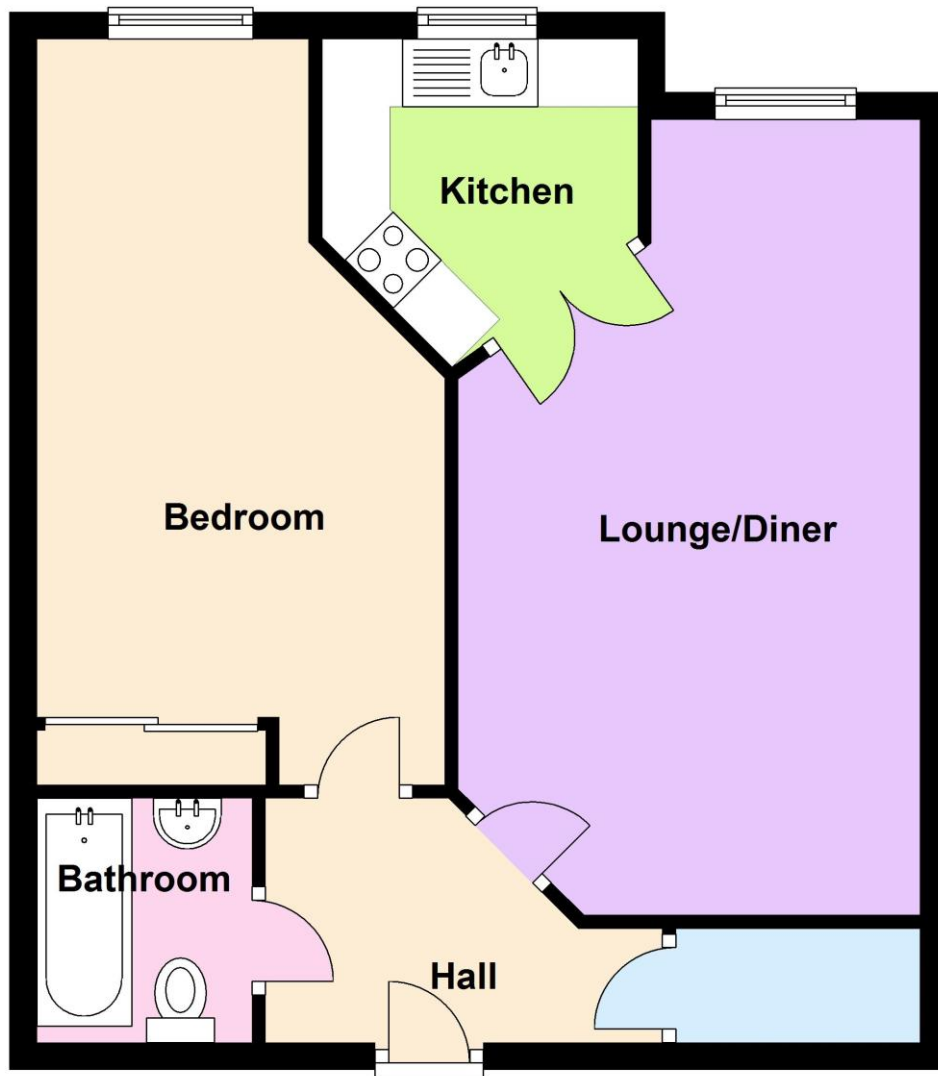
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## First Floor



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

Entrance Hall	Airing and storage cupboard, emergency assistance control panel incorporating door entry system, textured and coved ceiling, Georgian style glazed door to:
Lounge	19'7" (5.97m) x 10'8" (3.25m) PVCu double glazed window, storage heater, textured and coved ceiling, 2 wall lights, emergency assistance pull cord, Georgian style glazed door to:
Kitchen	7'8" (2.34m) x 6'11" (2.11m) Average, Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in cupboards with worksurface over, built in oven and 4 ring electric hob with cooker canopy over, space for fridge and freezer, PVCu double glazed window, tiled splashbacks, electric wall mounted fan heater, emergency assistance pull cord, textured and coved ceiling.
Bedroom	16'3" (4.95m) To Wardrobe x 9'2" (2.79m) narrowing to 4'5" (1.35m), PVCu double glazed window, storage heater, built in wardrobe with mirror fronted sliding doors, emergency assistance pull cord, 2 wall lights, textured and coved ceiling.
Shower Room	White suite of double sized shower cubicle, low level W.C., vanity hand basin with cupboard under, tiled splashbacks, wall mounted fan heater, emergency assistance button to side of shower, electric heated towel rail, extractor fan, textured and coved ceiling.
Communal Facilities	Residents lounge with kitchen area, laundry room, communal parking and gardens with seats around the garden.
Tenure	<p>Leasehold. Balance of a 125 year lease from 1 June 1997, current ground rent £510.19 per annum, current maintenance charge £2691.68 per annum, 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 electric, water and sewage. There is no gas to this development.

Tenure

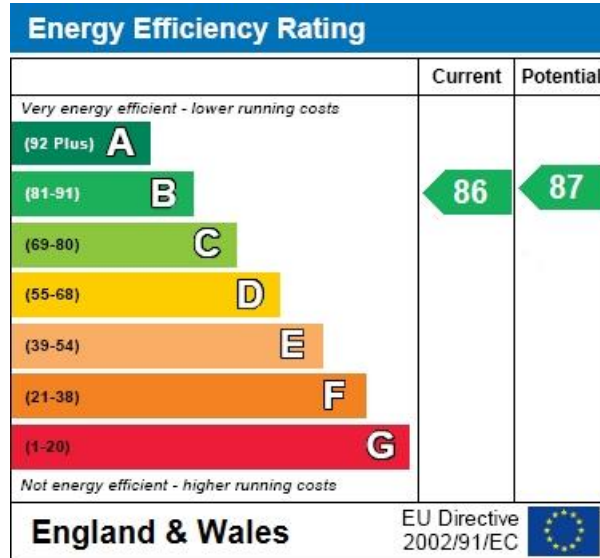
LEASEHOLD

Council Tax

Band C.

Property Information

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.