

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

£175,000



Retirement Apartment For Over 60`s
Independent Living

Two Bedrooms

Kitchen With Window

PVCu Double Glazing & Storage Heating

Emergency Assistance Call Facility &
Residents House Manager

Ground Floor Corner Position

Twin Aspect Lounge / Dining Room

Re-Fitted Shower Room

Door From Lounge To Communal Garden

No Forward Chain

023 9258 5588

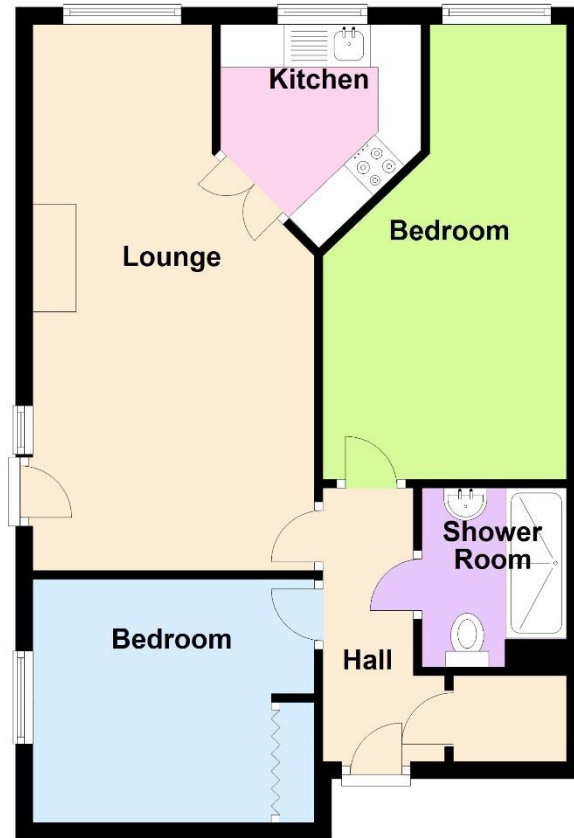
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Ground Floor



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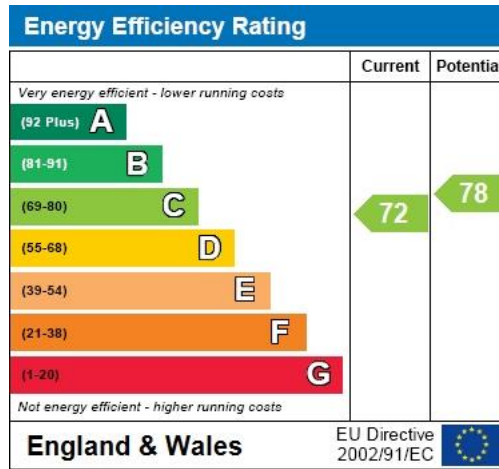
Communal Entrance	With door security system, lift or stairs to each floor. The flat is located on the ground floor.
Entrance Hall	Storage heater, door entry panel incorporating emergency call facility, airing and meter cupboard, coved ceiling.
Lounge	20'10" (6.35m) x 10'8" (3.25m) narrowing to 6`10 (2.08m), Twin aspect room with PVCu double glazed windows, fire surround with marble style inset and hearth for feature, storage heater, electric panel heater, 2 wall lights, coved ceiling, emergency assistance pull cord, glazed French doors to:
Kitchen	7'7" (2.31m) x 6'5" (1.96m) Average, Single drainer stainless steel sink unit, white fronted wall and base units with worksurface over, built in oven and electric oven, space for separate fridge and freezer, tiled splashbacks, coved ceiling, wall mounted fan heater, emergency assistance pull cord.
Bedroom 1	17'4" (5.28m) x 9'2" (2.79m) narrowing to 5`2 (1.57m), PVCu double glazed window, electric panel heater, emergency assistance pull cord, coved ceiling.
Bedroom 2	16'0" (4.88m) Into Recess x 9'3" (2.82m) PVCu double glazed window, storage heater, fitted wardrobes with folding mirror doors, built in dressing table and cupboard, coved ceiling, 2 wall lights, storage heater.
Re-Fitted Shower Room	Modern shower cubicle, vanity hand basin with cupboard under, low level W.C., tiled walls, medicine cabinet incorporating mirror and light, heated towel rail, emergency assistance call button to shower base tray.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this development.
Tenure	<p>Leasehold. Balance of a 125 year lease from 1 June 1997, current ground rent £649.32 per annum, current maintenance charge from 1st September 2024 £4622.04 per annum which includes 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>

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.