

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

£115,000



Ground Floor Retirement Apartment For
The Over 60's Independent Living

Lounge With Access To Communal Garden

Re-Fitted Shower Room With White Suite

PVCu Double Glazing

Emergency Assistance Call Facility

One Bedroom With Built In Wardrobe

Separate Kitchen With Window

Electric Heating

Communal Lounge & Laundry Room

Popular Retirement Development

023 9258 5588

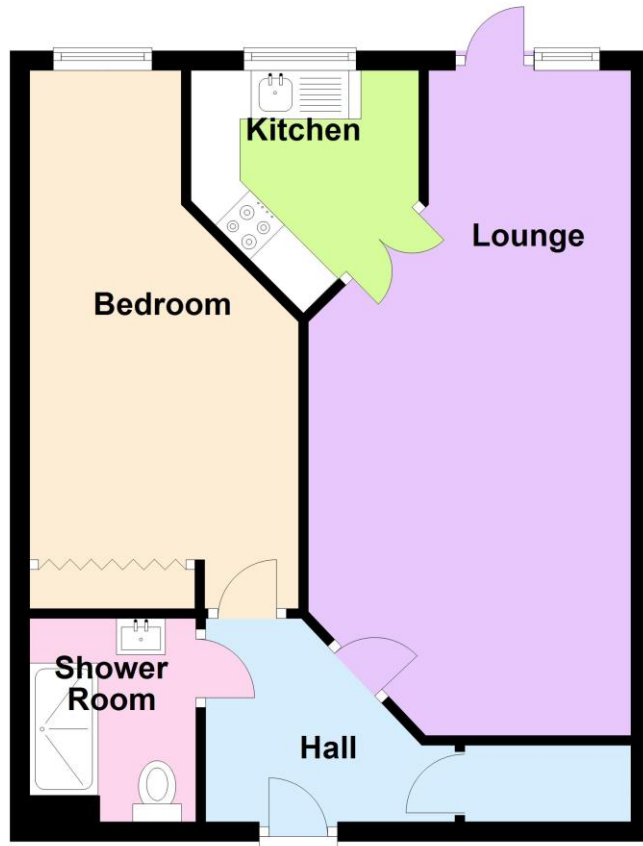
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Ground Floor

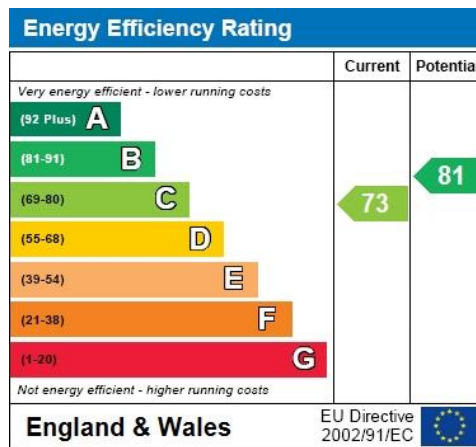


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| | |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 10'7" (3.23m) narrowing to 6'8" (2.03m), PVCu double glazed door to communal garden with window adjacent, electric radiator, emergency assistance pull cord, coved ceiling, Georgian style glazed French doors to: |
| Kitchen | 7'7" (2.31m) x 6'8" (2.03m) Average, Single drainer stainless steels sink unit, wall and base units with work surface over, built in oven and 4 ring electric hob with cooker extractor canopy over, recess for fridge/freezer, PVCu double glazed window, tiled splashbacks, wall mounted fan heater, coved ceiling, emergency assistance pull cord. |
| Bedroom | 16'3" (4.95m) Plus Recess x 9'0" (2.74m) narrowing to 5'1" (1.55m), PVCu double glazed window, built in double wardrobe with mirror fronted folding doors, fitted bedroom furniture, electric radiator, coved ceiling, emergency assistance pull cord. |
| Shower Room | 6'9" (2.06m) x 5'6" (1.68m) White suite of shower cubicle, vanity hand basin, low level W.C., tiled walls, extractor fan, electric towel rail, emergency assistance call button. |
| Communal Facilities | Communal lounge, laundry room, guest suite for hire, residents parking and garden. |
| 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 February 2000. From 1st September 2024 current ground rent £709.84 per annum, current maintenance charge £3299.38 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> |

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.