

Alver Quay, Prince Alfred Street,
Gosport, Hampshire, PO12 1SR

£170,000



Retirement Apartment For Over 60`s
Independent Living

Located On Ground Floor

Separate Kitchen With View Of Work
House Lake

Communal Garden & Residents Lounge

Located Near To Stoke Road & Its Facilities

Two Bedrooms

Twin Aspect Lounge Overlooking Work
House Lake

Bathroom With White Suite

Emergency Assistance Call Facility

No Forward Chain

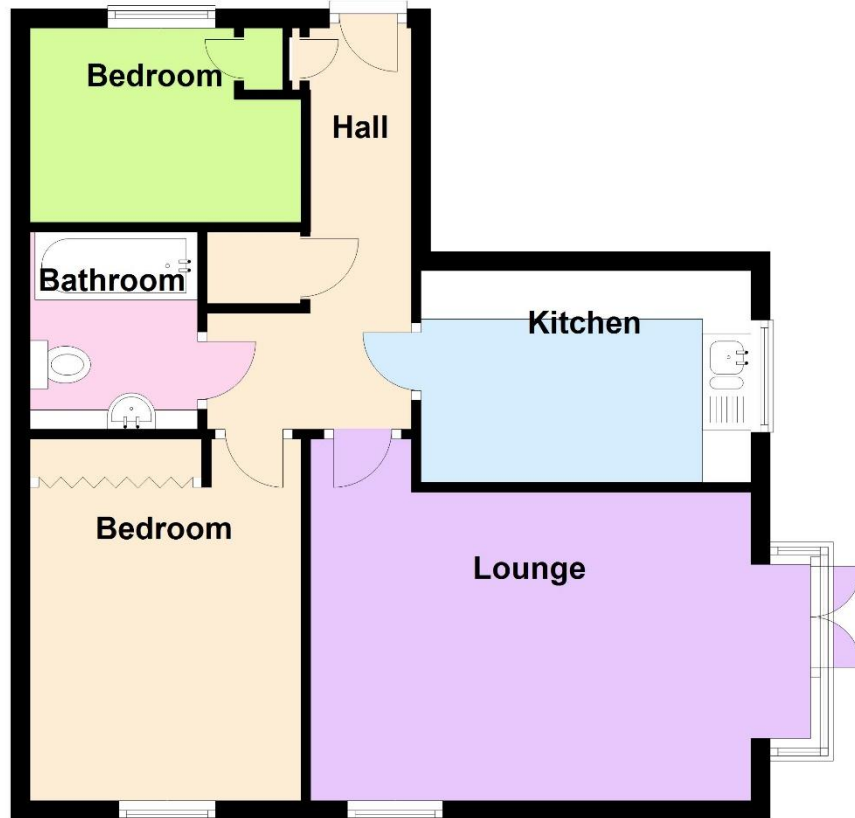
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Ground Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

The Flat is located on the ground floor.

Entrance Hall

Glazed timber door, door entry phone, emergency call facility, airing cupboard, storage heater, meter cupboard.

Lounge

17'8" (5.38m) x 10'5" (3.18m) Plus Recess Twin aspect room with PVCu double glazed window and French doors to outside patio area, storage heater, electric panel heater, emergency assistance pull cord, coved ceiling.

Kitchen

11'2" (3.4m) x 7'2" (2.18m) 1 ½ bowl stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, tiled splashbacks, PVCu double glazed window, wall mounted fan heater, emergency assistance pull cord, space for fridge/freezer.

Bedroom 1

10'1" (3.07m) Plus Recess x 9'3" (2.82m) PVCu double glazed window, electric panel heater, built in double wardrobe with folding doors, emergency assistance pull cord.

Bedroom 2

9'2" (2.79m) Max x 6'8" (2.03m) PVCu double glazed window, built in cupboard, electric panel heater, emergency assistance pull cord.

Bathroom

6'8" (2.03m) x 5'8" (1.73m) White suite of panelled bath with mixer tap and shower attachment, W.C., vanity hand basin, 1/2 tiled walls, extractor fan, wall mounted fan heater, emergency assistance pull cord, electric towel rail.

OUTSIDE

Communal Facilities

Residents communal parking, residents lounge, guest suite for hire, laundry room, landscaped gardens and terraced areas.

Flood Risk

As of August 2024, the Environment Agency records the risk for service water, rivers and sea, both as low.

Services

We understand that this property is connected to mains electric, water and sewage. There is no gas to this development.

Tenure

Leasehold. Balance of a 99 year lease from 8th April 2004. Current ground rent and maintenance charge £297.06 per month.

There is a sinking fund contribution on the future sale of the property which is currently calculated as 1.2% of your purchase price x the number of years you own the property.

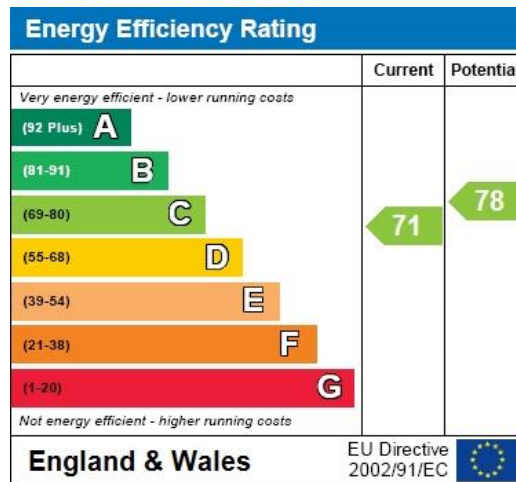
These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.

Council Tax

Property Information

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.