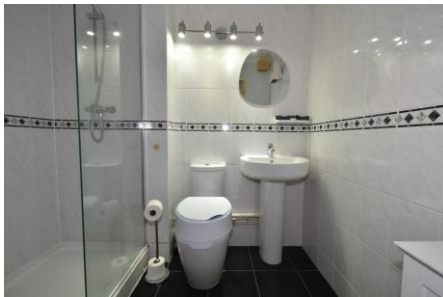


Homefort House, Stoke Road,
Gosport, Hampshire, PO12 1QG

£90,500



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

Re-Fitted Kitchen

PVCu Double Glazing

Residents Lift & Lounge

Convenient To Stoke Road

One Bedroom

Re-Fitted Shower Room

Electric Heating

Emergency Assistance Facility

No Forward Chain

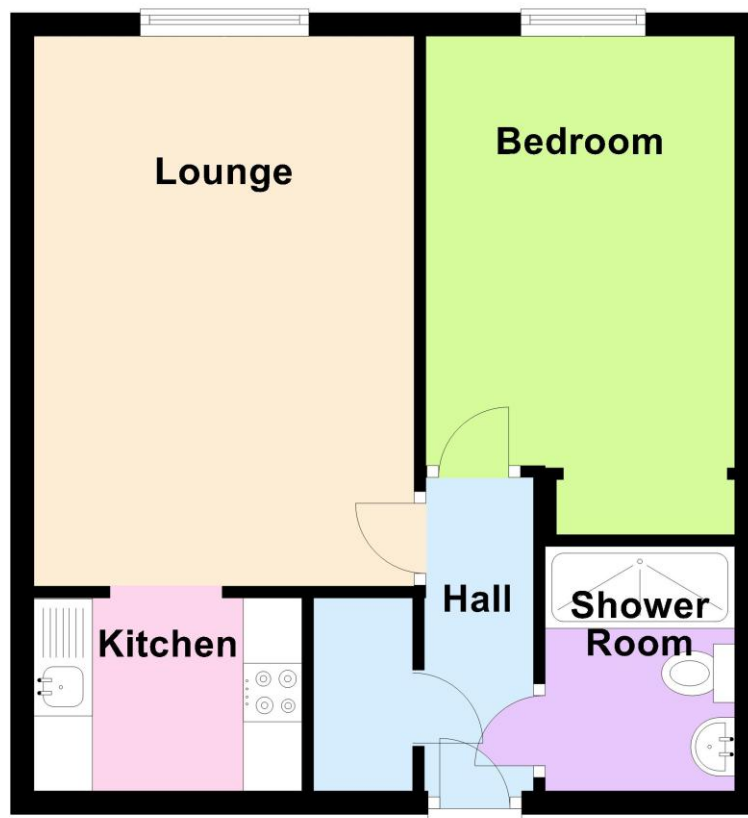
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First Floor



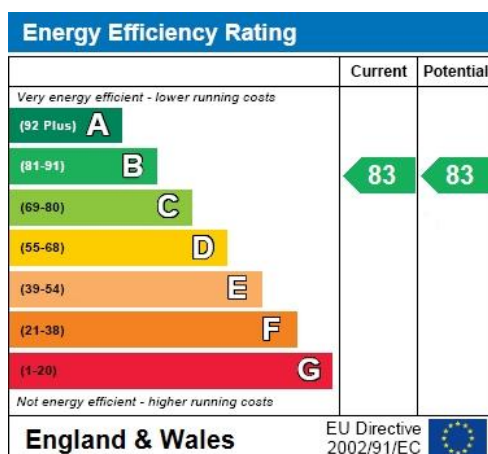
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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Communal Entrance	With lift or stairs to all floors, the flat is located on the 1st floor.
Entrance Hall	Door entry facility incorporating emergency call, storage cupboard with water tank and meter, coved ceiling.
Lounge	15'5" (4.7m) x 10'7" (3.23m) PVCu double glazed window, storage heater, coved ceiling, 2 wall lights, emergency assistance pull cord, archway to:
Kitchen	7'3" (2.21m) x 5'4" (1.63m) Single drainer stainless steel sink unit, white fronted wall and base units with worksurface over, electric cooker point, space for fridge, plumbing for dishwasher, tiled walls, coved ceiling, laminate flooring, extractor fan.
Bedroom	12'0" (3.66m) x 8'7" (2.62m) PVCu double glazed window, electric panel heater, coved ceiling, wall light, emergency assistance call button, wardrobe recess.
Shower Room	Refitted with white suite of double size shower cubicle, pedestal hand basin, low level W.C., tiled walls and floor, emergency assistance pull cord, wall mounted fan heater, extractor fan, coved ceiling.
Communal Facilities	Residents lounge, laundry room and 2 guest suites.
Outside	Communal landscaped garden, residents car park.
Tenure	<p>Leasehold. Balance of a 99 year lease from 1st September 1985, current ground £454.44 per annum and maintenance charges £2510.64 per annum. We believe the maintenance charges include water, sewage and building insurance.</p> <p>We believe there is a 1% charge made when the property is sold paid by the seller at the time.</p> <p>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. The development is designed for independent, active living. There are no care related services available.</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 mains electric, water and sewage. There is no gas to this development.
Council Tax	Band B.

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.