

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

£89,995



2nd Floor Retirement Flat For Over 60`s
Able To Live Independently

Modern Shower Room

PVCu Double Glazing

Views Of Communal Garden From Lounge
& Bedroom

Lift & Stairs To All Floor

One Bedroom

Electric Storage Heating

Security Entrance System

Communal Facilities

No Forward Chain

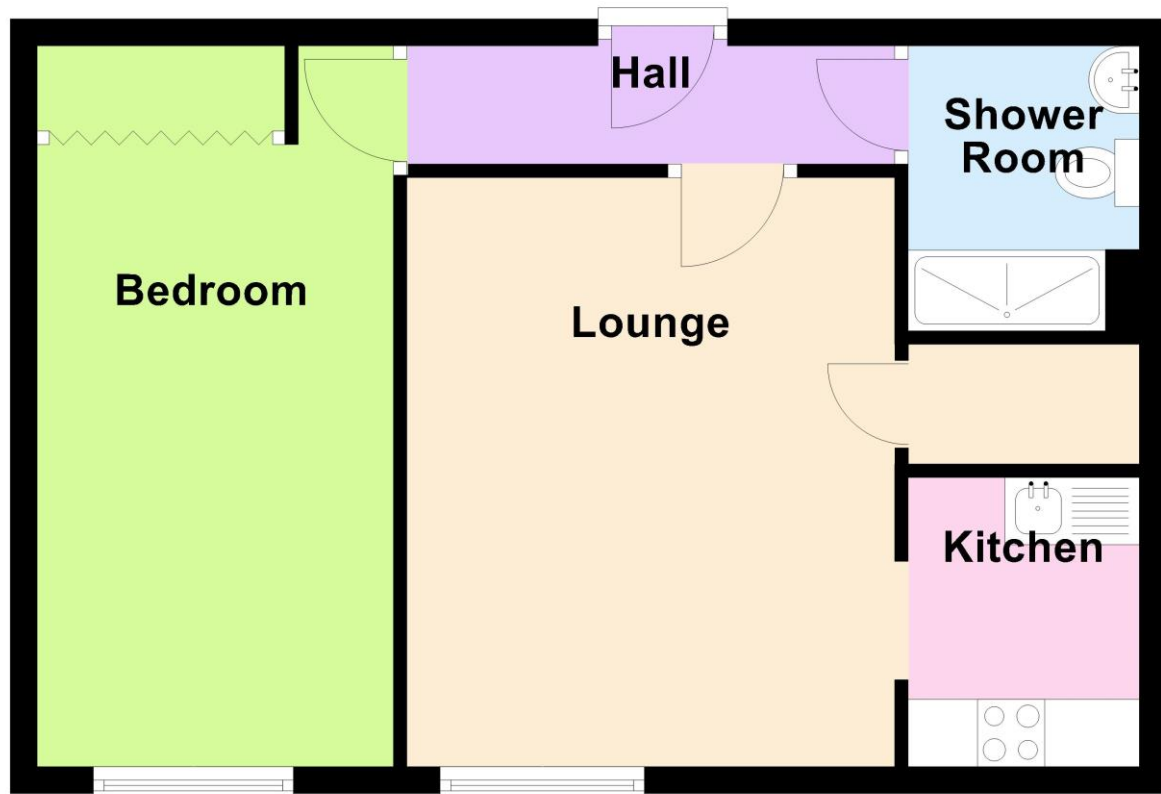
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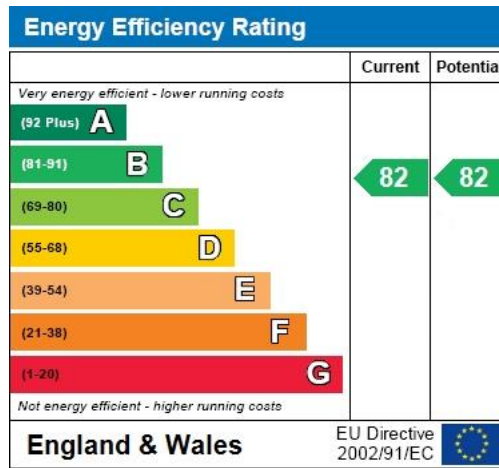
Second Floor



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

Communal Entrance	With lift and stairs to each floor. The flat is located on the 2nd floor.
Entrance Hall	Emergency assistance call facility, coved ceiling, storage heater.
Lounge	14'4" (4.37m) x 11'10" (3.61m) PVCu double glazed window, storage heater, airing and meter cupboard, emergency assistance pull cord, coved ceiling, 2 wall lights, archway to:
Kitchen	7'1" (2.16m) x 5'8" (1.73m) Single drainer sink unit, wall and base cupboards, electric coker, space for fridge/freezer, coved ceiling, extractor fan, tiled walls.
Bedroom	17'7" (5.36m) x 8'9" (2.67m) PVCu double glazed window, storage heater, built in wardrobe with folding doors, emergency assistance call facility, 2 wall lights, coved ceiling.
Shower Room	Double sized shower cubicle with Mira shower, emergency assistance call button, composite panel splashbacks, vanity hand basin with cupboard under, low level W.C., extractor fan, heated towel rail.
Outside	Communal landscaped garden and residents car park.
Communal Facilities	Communal lounge, laundry room and 2 guest suites for hire.
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 99 year lease from 12th December 1986, current ground £511.26 per annum and maintenance charges £3765.98 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>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	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.