

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

£79,950



Second Floor Retirement Apartment For  
The Over 60 Able To Live Independently

Located Near To The Lift

Electric Heating

Convenient To Stoke Road And Its  
Facilities

Communal Facilities

Bedroom

PVCu Double Glazing

Emergency Assistance Facility

No Forward Chain

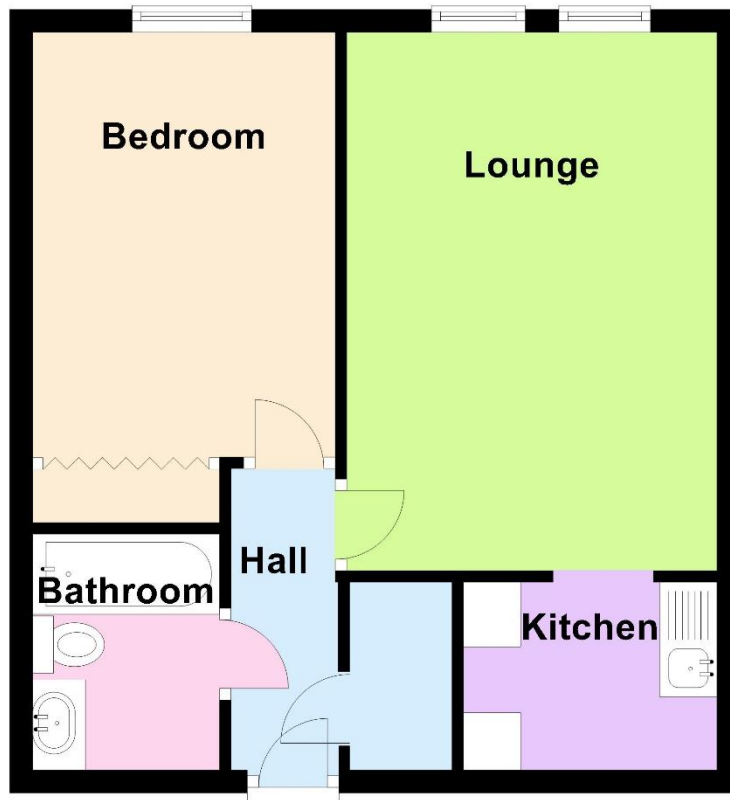
**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

To view all our properties visit:  
**[www.GosportProperty.com](http://www.GosportProperty.com)**

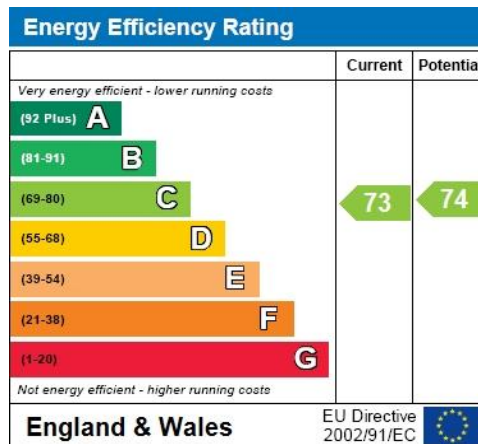
## Second Floor



**SELLING YOUR OWN PROPERTY IN GOSPORT?**

**WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Communal Entrance	With lift and stairs to all floors, flat is located on the 2nd floor.
Entrance Hall	Door entry facility incorporating emergency call, airing and storage cupboard with meters and hot water tank, coved ceiling.
Lounge	15'5" (4.7m) x 10'6" (3.2m) PVCu double glazed window, coved ceiling, 2 wall lights, storage heater, emergency assistance pull cord and archway to:
Kitchen	7'4" (2.24m) x 5'5" (1.65m) Single drainer stainless steel sink unit, electric cooker point, wall and base cupboards with worksurfaces over, tiled splashbacks, coved ceiling, space for fridge freezer.
Bedroom 1	12'1" (3.68m) x 8'8" (2.64m) PVCu double glazed window, built in double wardrobe with folding doors, storage heater, coved ceiling, emergency assisted cord button, wall light.
Bathroom	6'9" (2.06m) x 5'4" (1.63m) Panelled bath, emergency assisted call button to bath panel, shower over, vanity hand basin and low level W.C, tiled walls and coved ceiling, extractor fan.
Communal Facilities	Residents lounge, laundry room and 2 guest suites.
OUTSIDE	Communal landscaped garden and residents car park.
Tenure	<p>Leasehold. Balance of a 99 year lease from 1st September 1985, current ground rent £227.22 every 6 months and maintenance charges £2510.64 per annum.</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: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a>



Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<p style="text-align: center; color: #00AEEF;">Viewing Notes</p>		

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.