

Pilbrow Court, Canberra Close,
Alverstoke, Gosport, Hampshire, PO12 2NZ

£175,000



Ground Floor Retirement Apartment For
Over 60's Independent Living

Lounge / Dining Room

Shower Room

Electric Heating

Communal Parking

Two Bedrooms

Separate Kitchen With Window

PVCu Double Glazing

Residents Lounge, Laundry & Guest Suites

In Our Opinion, A Popular Retirement
Development

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Ground Floor



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Communal Entrance	With door entry system.
Entrance Hall	PVCu double glazed window, storage heater, coved ceiling, airing and storage cupboard, additional storage cupboard, door entry phone incorporating emergency assistance call facility.
Lounge / Dining Room	16'8 (5.08m) narrowing to 13'11 (4.24m) x 12'0 (3.66m) widening to 14'8 (4.47m), A twin aspect room with 2 PVCu double glazed windows and door to garden, 2 storage heaters, coved ceiling, fireplace surround with electric fire, emergency assistance pull cord, glazed French doors to:
Kitchen	8'11" (2.72m) x 5'8" (1.73m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven, space for fridge and freezer, electric hob with cooker extractor canopy over, plumbing for dishwasher, PVCu double glazed window, tiled splashbacks, coved ceiling, wall mounted fan heater, emergency assistance pull cord.
Bedroom 1	13'8" (4.17m) x 8'9" (2.67m) Twin aspect room with 2 PVCu double glazed windows, built in wardrobes with folding doors, storage heater, coved ceiling, emergency assistance pull cord.
Bedroom 2	12'0" (3.66m) x 8'9" (2.67m) PVCu double glazed window, electric panel heater, coved ceiling, emergency assistance pull cord.
Shower Room	7'6" (2.29m) x 5'8" (1.73m) Double size shower cubicle with screen, emergency assistance call button to shower, low level W.C., vanity hand basin with cupboard under, tiled splashbacks, aqua panel splashbacks to shower area, extractor fan, wall mounted fan heater, coved ceiling.
Communal Facilities	Residents lounge, laundry room, 2 guest suites for hire, car parking, garden area.
Tenure	<p>Leasehold. Balance of a 125 year lease from 1 June 1997, current ground rent £649.32 per annum, current maintenance charge from 1st September 2024 £4622.04 per annum which includes 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. The development is designed for independent, active living. There are no care related services available.</p>

Services

Council Tax

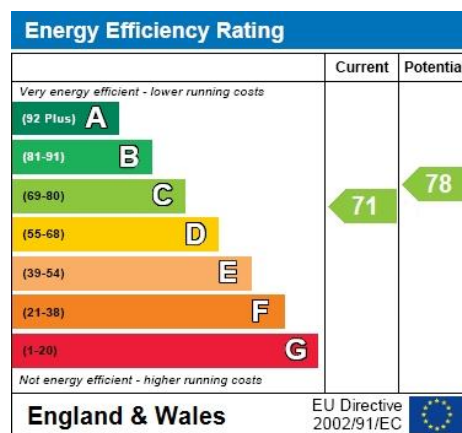
Property Information

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.

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

Band D.

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.