

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

£108,000



First Floor Retirement Apartment For Over
60's Independent Living

Lounge

Shower Room

Electric Heating

No Forward Chain

One Bedroom

Kitchen With Window

PVCu Double Glazing

Communal Lounge With Regular Social
Events

023 9258 5588

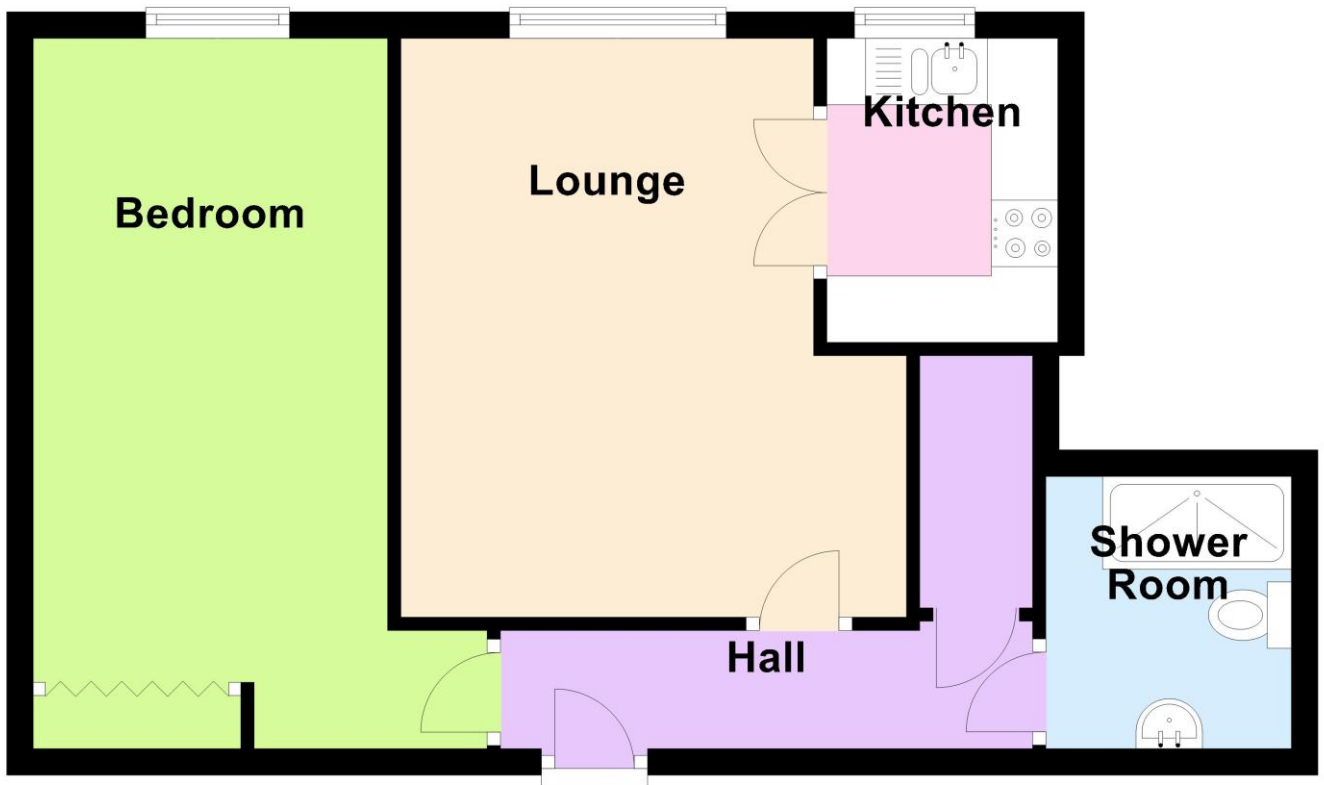
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First Floor



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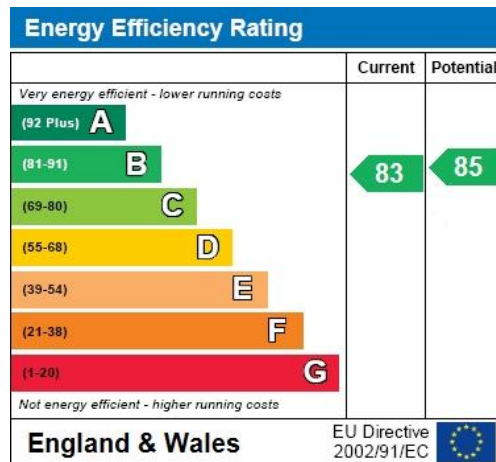
Communal Entrance	Door entry system, lift and stairs to each floor. The flat is located on the 1st floor near to the lift.
Entrance Hall	Door entry phone and emergency assistance call facility, airing cupboard, coved ceiling, Georgian style glazed door to:
Lounge	14'3" (4.34m) x 12'6" (3.81m) PVCu Double glazed window, storage heater, coved ceiling, 2 wall lights, emergency assisted pull cord, Georgian style french doors to:
Kitchen	7'4" (2.24m) x 5'8" (1.73m) 1 ½ bowl stainless steel sink unit, wall and base units with work surface over, built in oven, 4 ring electric hob with extractor hood above, space for fridge and freezer, PVCu double glazed window, tiled splashbacks, wall mounted fan heater, coved ceiling.
Bedroom	17'7" (5.36m) Max x 8'7" (2.62m) PVCu double glazed window, storage heater, 2 wall lights, emergency assistance pull cord, built in wardrobe with mirror fronted sliding door.
Shower Room	6'8" (2.03m) x 6'0" (1.83m) Max Shower cubicle, vanity hand basin and low level W.C, tiled walls, coved ceiling, emergency assisted pull cord, wall mounted fan heater and extractor fan.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas at this development.
Tenure	Leasehold. Balance of a 125 year lease from 1 June 1997, current ground rent £510.19 per annum, current maintenance charge from 1st September 2025 £3236.62 per annum, which includes the water, sewage and building insurance. 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. 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.