

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

£115,000



First Floor Retirement Apartment For Over  
60's Independent Living

Separate Kitchen

Electric Heating

Communal Lounge With Regular Social  
Events

One Bedroom

Shower Room

PVCu Double Glazing

**023 9258 5588**

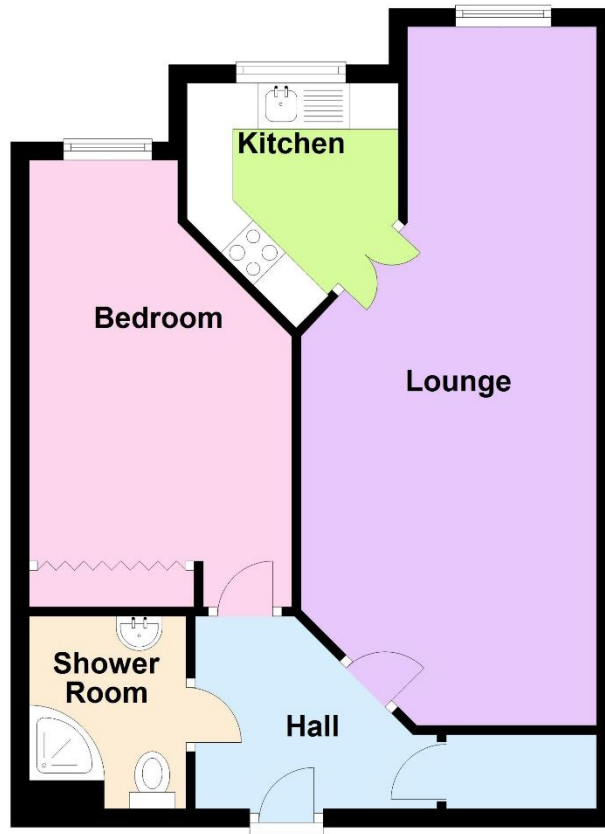
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## First Floor



**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**

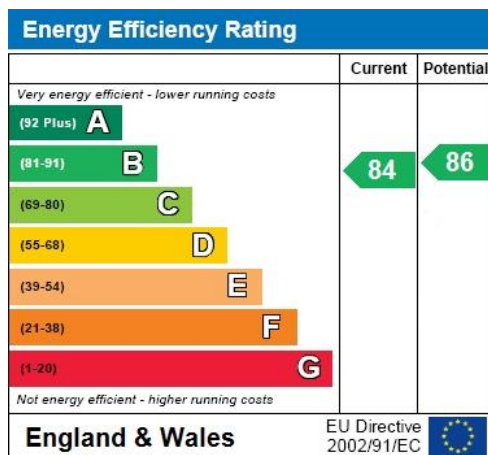
Communal Entrance	With door entry system, lift or stairs to each floor. The flat is located on the first floor.
Entrance Hall	Georgian style glazed door to lounge, airing and storage cupboard, coved ceiling, emergency assistance call facility incorporating door entry phone.
Lounge	24'10" (7.57m) x 10'7" (3.23m) narrowing to 6'9 (2.06m), PVCu double glazed window, electric panel heater, coved ceiling, emergency assistance pull cord, 2 wall uplighters, Georgian style glazed door to:
Kitchen	7'6" (2.29m) x 6'6" (1.98m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, PVCu double glazed window, tiled splashbacks, space for fridge and freezer, coved ceiling, emergency assistance pull cord, wall mounted fan heater.
Bedroom	13'7" (4.14m) To Wardrobe x 9'3" (2.82m) Max, PVCu double glazed window, storage heater, built in mirrored wardrobe with folding doors, coved ceiling, 2 wall uplighters, emergency assistance pull cord.
Shower Room	6'10" (2.08m) x 5'10" (1.78m) Max, White suite of shower cubicle, vanity hand basin, low level W.C., tiled splashbacks, coved ceiling, extractor fan, wall mounted fan heater.
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 125 year lease from 1 June 1997, current ground rent £510.19 per annum, current maintenance charge from 1st September 2024 £3081.36 per annum, which includes the 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.</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>

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.