

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

£117,000



Ground Floor Retirement Apartment For  
Over 60's Independent Living

One Bedroom

Kitchen With Window

Storage Heating

No Forward Chain

Updating & Improvement Required

Larger Than Normal Lounge

PVCu Double Glazing

Emergency Assistance Call Facility &  
Residents House Manager

Communal Facilities Including Lounge,  
Gardens & Guest Suites Available For Hire

**023 9258 5588**

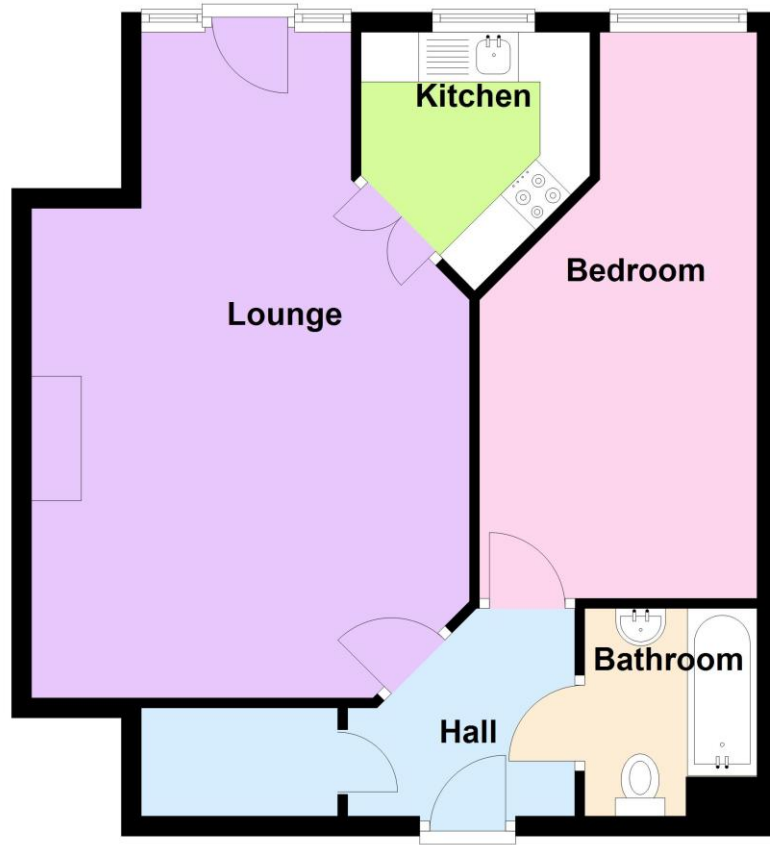
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## Ground Floor



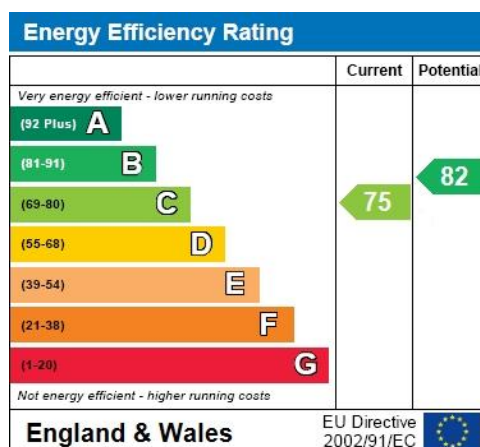
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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Communal Entrance	Security system, lift or stairs to each floor, the flat is located on the ground floor.
Entrance Hall	Emergency assistance call panel incorporating door entry system, storage and airing cupboard, coved ceiling.
Lounge	21'11" (6.68m) Max x 14'4" (4.37m) PVCu double glazed window and door to outside, marble style fireplace and hearth, 2 wall lights, emergency assistance pull cord, coved ceiling, 2 storage heaters, Georgian style glazed door to:
Kitchen	7'6" (2.29m) x 7'6" (2.29m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built in cooker, electric hob with cooker extractor over, space for fridge and freezer, PVCu double glazed window, tiled splashbacks, coved ceiling, emergency assistance pull cord.
Bedroom 1	16'4" (4.98m) To Wardrobe x 9'1" (2.77m) PVCu double glazed window, storage heater, built in wardrobe with mirror fronted doors, emergency assistance pull cord.
Bathroom	6'10" (2.08m) x 5'7" (1.7m) With panelled bath, low level W.C., vanity hand basin, emergency assistance button to bath panel, tiled splashbacks, heated towel rail, extractor fan, ceramic tiled floor, Dimplex fan heater.
Agents Note	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.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
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 2025 £3236.62 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>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 C.

## 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.