

Canberra Court, Canberra Close,
Alverstoke, Gosport, Hampshire, PO12 2NY

£190,000



Ground Floor Retirement Apartment For
Over 60's Independent Living

Lounge With Door To Communal Garden

Modern Shower Room

Electric Heating

Communal Facilities Including Lounge,
Gardens & Guest Suite Available To Hire

Two Bedrooms

Newly Fitted Kitchen With Window

PVCu Double Glazing

Emergency Assistance Call Facility &
Residents House Manager

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Ground Floor



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

Communal Entrance	With security entry system, lift or stairs to each floor. The flat is located on the ground floor.
Entrance Hall	Radiator, coved ceiling, airing and storage cupboard, door entry phone incorporating emergency assistance call facility.
Lounge	22'1" (6.73m) x 10'6" (3.2m) narrowing to 6'6" (1.98m), PVCu double glazed door to garden, fire surround with marble style inset and hearth, electric fire, electric radiator, glazed french doors to:
Kitchen	7'8" (2.34m) x 6'4" (1.93m) Single drainer sink unit, newly fitted wall and base cupboards with worksurface over, built in oven and 4 ring electric hob with extractor canopy over, space for fridge/freezer, PVCu double glazed window, emergency assistance pull cord, composite panel splashbacks, coved ceiling.
Bedroom 1	16'5" (5m) x 9'2" (2.79m) narrowing to 5'2" (1.57m), PVCu double glazed window, electric radiator, built in wardrobe with mirror fronted folding doors, coved ceiling, emergency assistance pull cord.
Bedroom 2	10'6" (3.2m) x 10'5" (3.18m) Electric radiator, PVCu double glazed window, coved ceiling, emergency assistance pull cord.
Bathroom	Modern suite of shower cubicle, vanity hand basin, low level W.C., coved ceiling, extractor fan, emergency assistance call button, electric heated chrome towel rail.
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.
Tenure	Leasehold. Balance of a 125 year lease from 1 February 2000. Charges from 1 September 2024 current ground rent £825.15 per annum, current maintenance charge £4949.04 per year 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. 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.

Services

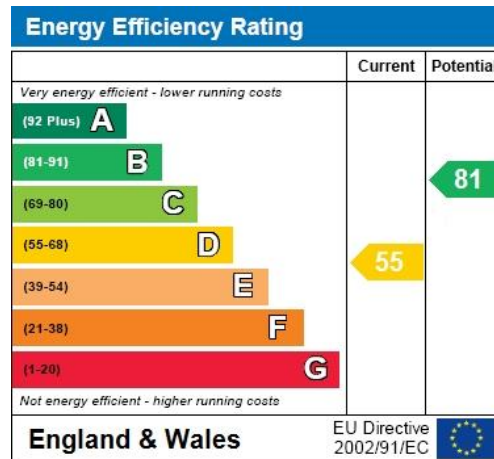
Council Tax

Property Information

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

Band D.

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



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.