

Alver Quay, 54 Prince Alfred St,
Gosport, Hampshire, PO12 1SR

£165,000



Ground Floor Retirement Apartment

Lounge With French Doors To Communal
Patio

Modern Shower Room

PVCu Double Glazing

No Onward Chain

Two Bedrooms

Separate Kitchen

Electric Heating

Residents Communal Lounge

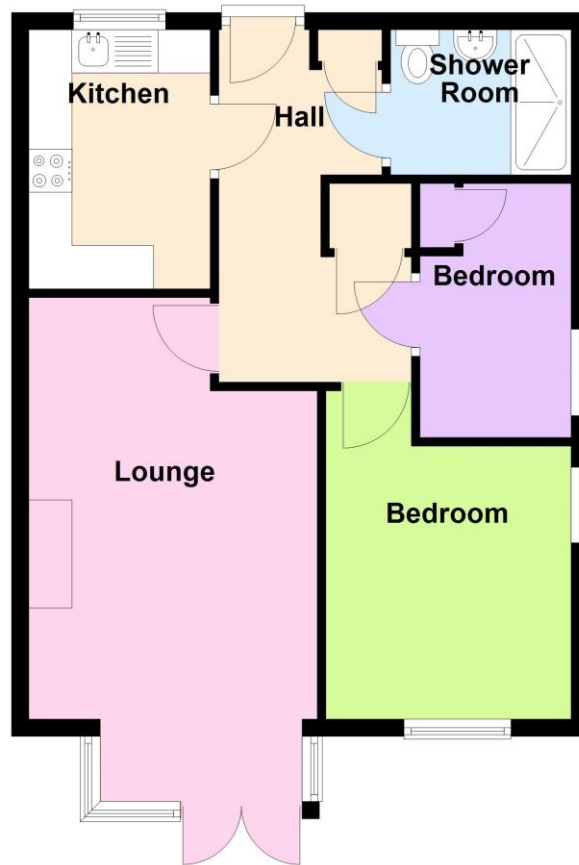
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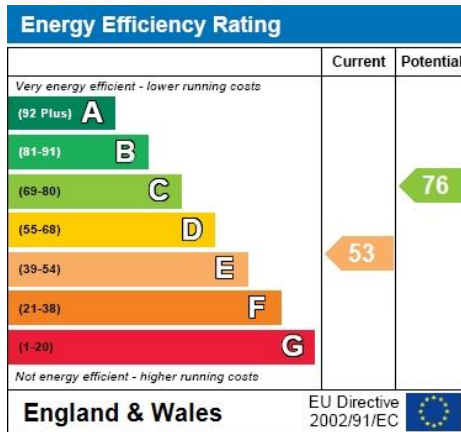
Ground Floor



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

	The flat is located on the ground floor.
Entrance Hall	Part glazed front door, meter cupboard, door entry phone and emergency assistance call facility, storage heater, airing cupboard.
Lounge	18'11" (5.77m) x 10'11" (3.33m) PVCu double glazed window and French doors to communal patio, marble fireplace and hearth with electric fire, electric panel heater, storage heater, coved ceiling, emergency assistance pull cord.
Bedroom 1	10'5" (3.18m) Plus Recess x 9'3" (2.82m) Twin aspect room with 2 PVCu double glazed windows, electric panel heater, built in wardrobe, emergency assistance pull cord.
Bedroom 2	9'8" (2.95m) x 5'10" (1.78m) PVCu double glazed window, electric panel heater, built in cupboard, emergency assistance pull cord.
Kitchen	9'9" (2.97m) x 6'10" (2.08m) Single drainer stainless steel sink unit, wall and base cupboard with worksurface over, plumbing for washing machine, 4 ring electric hob with cooker extractor canopy over, space for fridge/freezer, tiled splashbacks, emergency assistance pull cord.
Shower Room	7'2" (2.18m) x 5'8" (1.73m) Modern white suite of double sized shower cubicle with shower screen, pedestal hand basin, low level W.C., chrome heated towel rail, extractor fan, wall mounted fan heater, emergency assistance pull cord.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	Leasehold. Balance of 99 year lease from 1st February 2000. Current service charge £309.32 per month. There is a sinking fund contribution on the future sale of the property which is currently calculated as 1.2% of your purchase price x the number of years you own the property. 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	Band C.
Property Information	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.