

Alver Quay, Prince Alfred Street,  
Gosport, Hampshire, PO12 1SR

£135,000



Retirement Apartment  
First Floor Position  
Door Security System & Lift  
Residents Communal Parking  
No Forward Chain

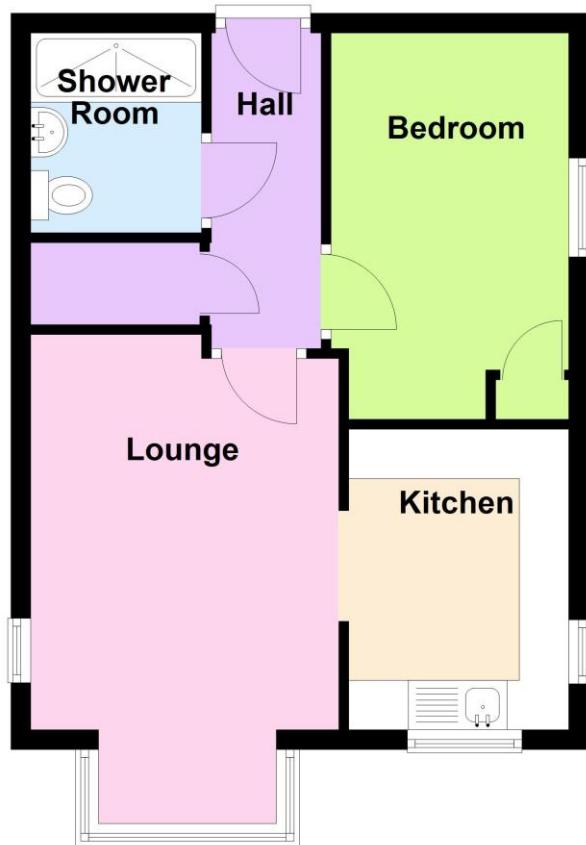
One Bedroom  
Views Over Workhouse Lake  
Electric Heating  
Residents Communal Lounge On Ground  
Floor With Access To Terraced

**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

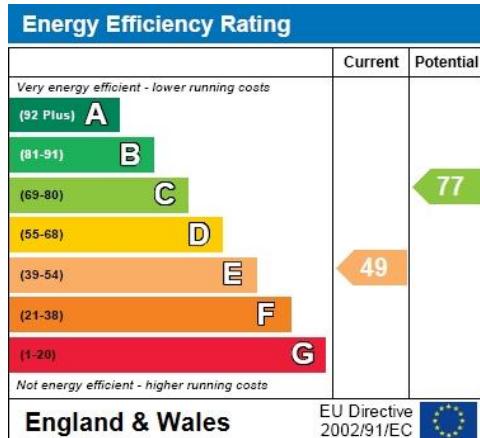
Communal Entrance	With lift or stairs to each floor. The flat is located on the first floor.
Entrance Hall	Electric panel heater, door entry phone, emergency call facility, laminate flooring, airing and storage cupboard with Ariston water heater.
Lounge	15'10" (4.83m) Into Bay x 10'2" (3.1m) A twin aspect room with 2 PVCu double glazed windows with views of Workhouse Lake, electric wall fire with pebble effect, coved ceiling, electric panel heater, laminate flooring.
Kitchen	9'9" (2.97m) x 7'4" (2.24m) Single drainer stainless steel sink unit, grey fronted wall and base cupboards, plumbing for dishwasher, 2 PVCu double glazed windows, tiled splashbacks, space for fridge and freezer which are to remain.
Bedroom	12'10" (3.91m) x 8'4" (2.54m) PVCu double glazed window, electric panel heater, fitted cupboards.
Shower Room	6'6" (1.98m) x 5'8" (1.73m) White suite of double sized shower cubicle with Triton shower and glass screen, vanity hand basin, low level W.C. with concealed cistern, ceramic tiled floor, extractor fan, Dimplex wall heater, emergency assistance pull cord.
Communal Facilities	Residents casual parking, lounge, guest suite for hire, laundry room and gardens.
Tenure	Leasehold. Balance of 99 year lease from 29th April 1996. Current service charge will be £297.32 a month from April 1 2025.
	<p>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</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>
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.

Council Tax

Property Information

Band B.

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.