

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

£149,950



First Floor Retirement Apartment For Over
60`s Independent Living

Lounge

Shower Room With White Suite

PVCu Double Glazing

Emergency Assistance Call Facility

Two Bedrooms

Separate Kitchen With Window

Electric Heating

Communal Lounge & Laundry Room

Popular Retirement Development

023 9258 5588

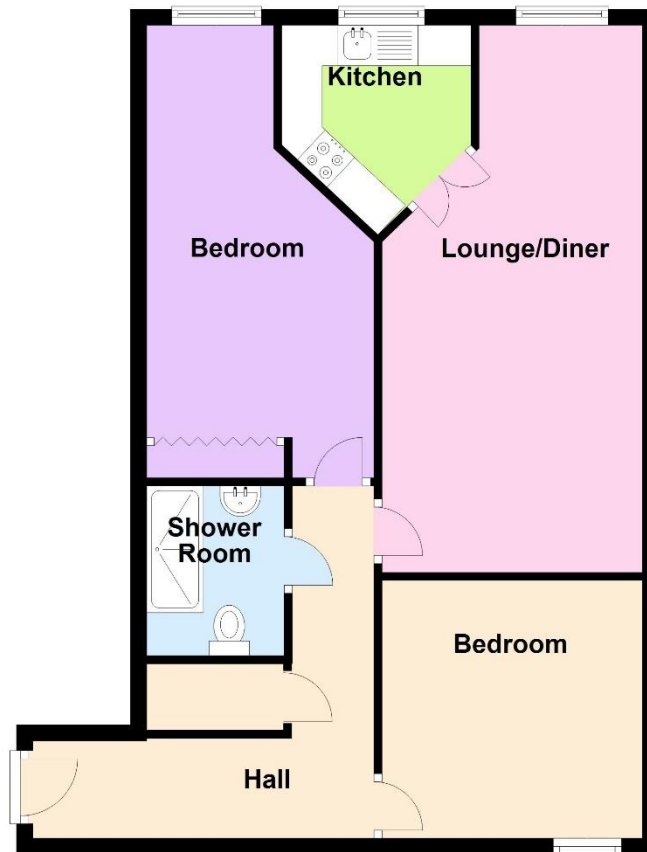
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First Floor



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

Communal Entrance Hall	With door entry system, stairs or lift to each floor. The flat is located on the 1st floor.
Entrance Hall	Storage heater, emergency assistance call panel and door entry facility, coved ceiling, airing and meter cupboard.
Lounge	22'2" (6.76m) x 10'7" (3.23m) Max narrowing to 6'7" (2.01m), PVCu double glazed window, storage heater, coved ceiling, emergency assistance pull cord, Georgian style glazed double doors to:
Kitchen	7'8" (2.34m) x 6'7" (2.01m) Average, Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring electric hob with extractor canopy over, PVCu double glazed windows, tiled splashbacks, space for fridge/freezer, coved ceiling, emergency assistance pull cord, wall mounted fan heater.
Bedroom 1	16'5" (5m) To Wardrobe x 9'1" (2.77m) narrowing to 5'1", PVCu double glazed window, built in wardrobe with mirror fronted folding door, storage heater, emergency assistance pull cord, coved ceiling.
Bedroom 2	10'6" (3.2m) x 10'4" (3.15m) PVCu double glazed window, electric panel heater, coved ceiling.
Shower Room	Shower cubicle with Mira shower, low level W.C., vanity hand basin, tiled walls, extractor fan, emergency assistance call button, coved ceiling, heated towel rail, light and shaver point.
Communal Facilities	Communal lounge, laundry room, guest suite for hire, residents parking and garden.
Tenure	Leasehold. Balance of a 125 year lease from 1 February 2000. Charges from 1 September 2025 current ground rent £825.15 per annum, current maintenance charge £5269.48 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. 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. 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

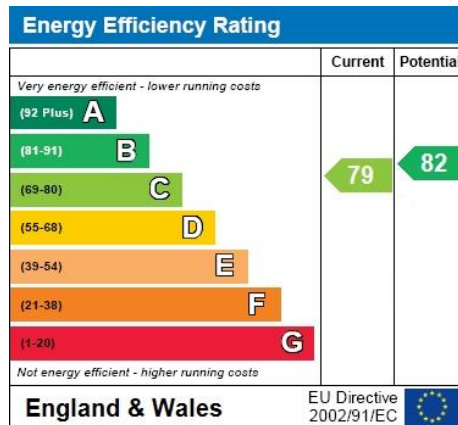
Council Tax

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.