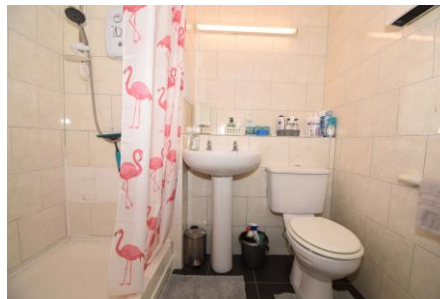


Homefort House, Stoke Road,
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£110,000



Ground Floor Retirement Apartment For
Over 60's Independent Living

Kitchen Area Off Lounge

Electric Heating

Located Short Distance From Entrance &
Laundry Room

Emergency Assistance Call Facility

Lounge

Shower Room

Lounge With Door To Communal Garden

Convenient To Stoke Road & Its Facilities

No Forward Chain

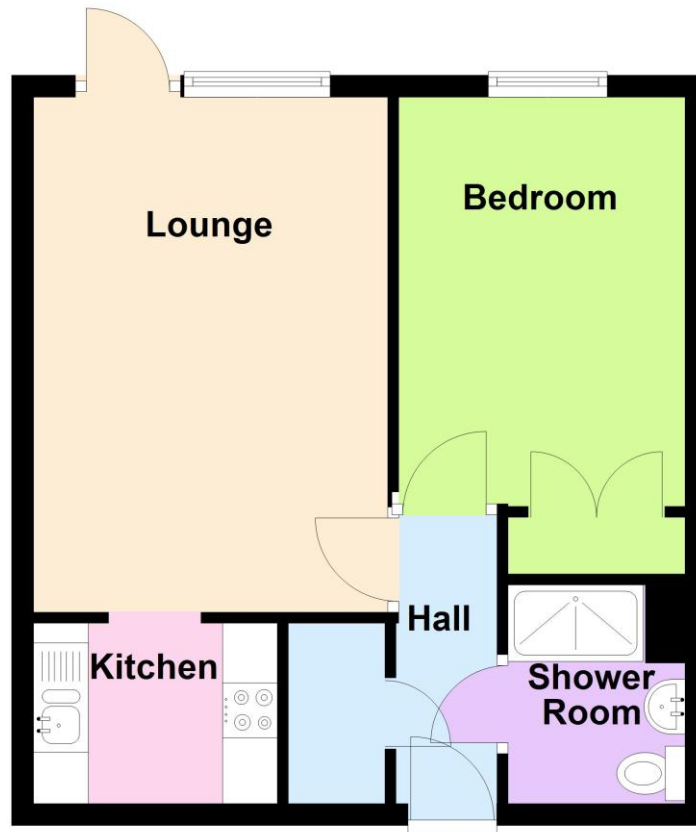
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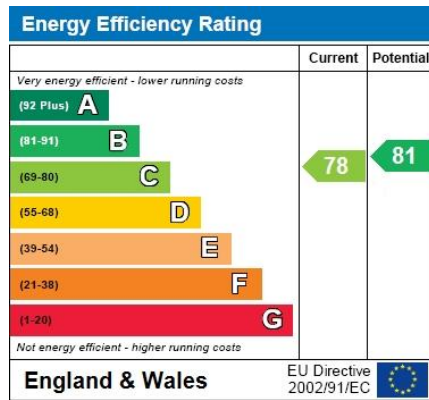
Ground Floor



SELLING YOUR OWN PROPERTY IN GOSPORT?

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

Entrance Hall	Emergency assistance call panel incorporating door entry phone, airing/storage and meter cupboard, coved ceiling, part glazed door to:
Lounge	15'5" (4.7m) x 10'8" (3.25m) PVCu double glazed window and door to communal garden. electric panel heater, coved ceiling, 2 wall lights, emergency assistance pull cord, archway to:
Kitchen	7'3" (2.21m) x 5'5" (1.65m) Single drainer stainless steel sink unit, wall and base cupboard with worksurface over, space for fridge/freezer, 4 ring electric hob with cooker extractor canopy over, built in oven, tiled splashbacks, coved ceiling.
Bedroom	12'2" (3.71m) x 8'7" (2.62m) PVCu double glazed window, electric panel heater, coved ceiling, built in wardrobe, wall light, emergency assistance call button.
Shower Room	6'8" (2.03m) x 5'5" (1.65m) Shower cubicle with Triton shower, pedestal hand basin, low level W.C., tiled walls, wall mounted electric wall heater, emergency assistance pull cord, ceramic tiled floor.
Communal Facilities	Residents lounge, laundry room and 2 guest suites.
Outside	Communal landscaped garden and residents car park.
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 a 99 year lease from 1st September 1985, current ground £227.72 for 6 months and maintenance charges £1313.46 for 6 months. We believe the maintenance charges include water, sewage and building insurance. We believe there is a 1% charge made when the property is sold paid by the seller at the time. 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 B.
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.