

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

£160,000



Retirement Apartment For Over 60's
Independent Living

Lift To All Floors

Modern Wet Room

PVCu Double Glazing & Modern Electric
Heating

Emergency Call Facility

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: office@dimon-estate-agents.co.uk

Two Bedrooms & Located On A Corner
Position On First Floor

Re-Fitted Kitchen With Window

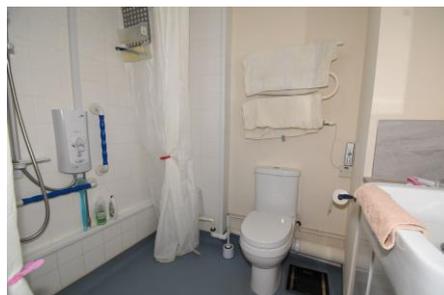
Views Over Garden Partly Towards The
Water

Resident Communal Lounge

Located Not Far From Stoke Road & Its
Facilities

To view all our properties visit:

www.GosportProperty.com

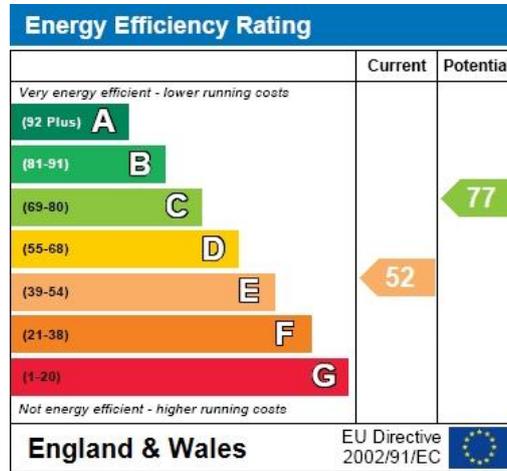


**SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Communal Entrance	With door entry system, lift and stairs to each floor. The flat is located on the 1st floor.
Entrance Hall	Part glazed front door, meter cupboard, emergency assistance call facility and door entry system, electric panel heater, airing cupboard with Ariston hot water heater.
Lounge	15'0" (4.57m) Into Bay x 13'4" (4.06m) PVCu double glazed bay window and additional side window, coved ceiling, electric panel heater, emergency assistance pull cord.
Kitchen	11'1" (3.38m) x 7'2" (2.18m) 1½ bowl composite sink unit, light grey wall and base units with worksurface over, electric cooker point, space for fridge/freezer, plumbing for washing machine, PVCu double glazed window, tiled splashbacks, cooker extractor canopy, emergency assistance pull cord.
Bedroom 1	12'4" (3.76m) Max x 9'4" (2.84m) PVCu double glazed window, built in double wardrobe, emergency assistance pull cord, electric panel heater.
Bedroom 2	9'1" (2.77m) x 6'7" (2.01m) PVCu double glazed window, electric wall heater, built in cupboard, emergency assistance pull cord.
Wet Room	6'8" (2.03m) x 5'8" (1.73m) Mira shower, low level W.C., vanity hand basin, tiled splashbacks, wall mounted fan heater, extractor fan, emergency assistance pull cord, electric heated towel rail.
Communal Facilities	Residents casual parking, lounge, guest suite, laundry room, gardens.
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 28th April 1989. Current service charge from 1st April 2025 is £356.75 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.