

Pearce Court, George Street,  
Gosport, Hampshire, PO12 4SZ

£105,000



First Floor Retirement Apartment  
Lounge / Dining Room  
Shower Room  
Electric Heating  
Residents Casual Parking

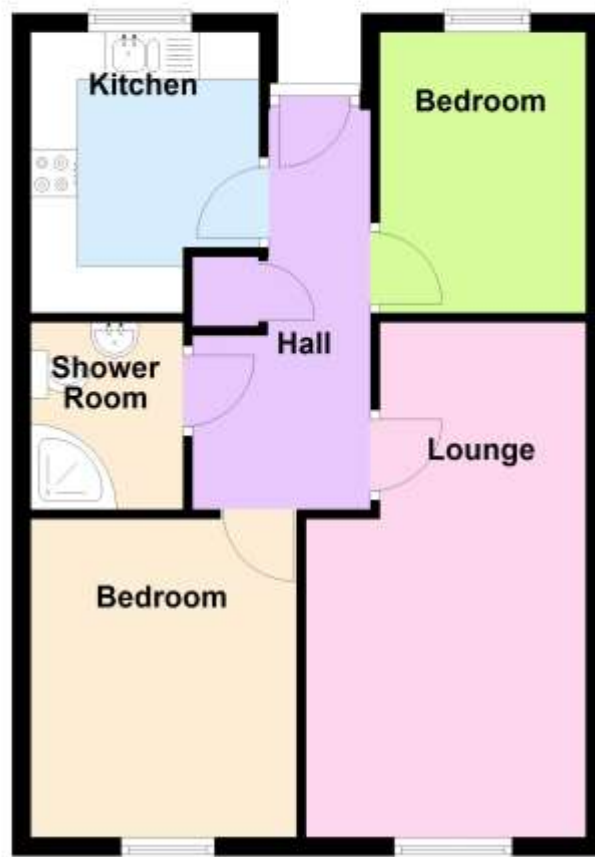
Two Bedrooms  
Separate Kitchen  
PVCu Double Glazing  
Emergency Assistance Call Facility  
Located Near To Gosport Town Centre

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE  
Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

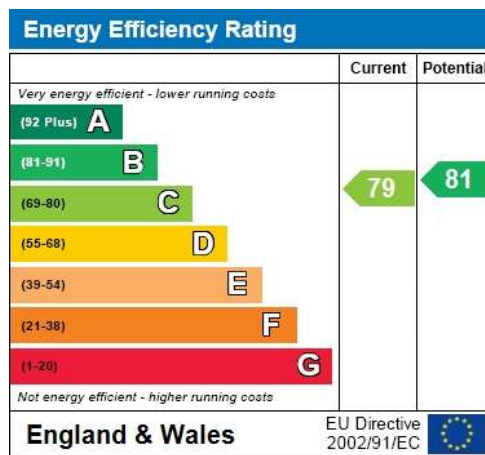
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## First Floor



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 door security entrance system, lift or stairs to each floor. The flat is located on the 1st floor.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Entrance Hall        | PVCu front door with glazed panel, airing cupboard with immersion tank, storage heater, emergency assistance call facility, door entry phone.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Lounge               | 18'0" (5.49m) x 9'9" (2.97m) PVCu double glazed bay window, storage heater, fireplace with electric fire, electric panel heater, emergency assistance pull cord.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Kitchen              | 9'8" (2.95m) x 7'9" (2.36m) 1½ bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring hob, cooker extractor canopy, space for fridge/freezer, tiled splashbacks, tall standing cupboard, PVCu double glazed window, emergency assistance pull cord.                                                                                                                                                                                                                                                                                                                                                                                                             |
| Bedroom 1            | 11'2" (3.4m) x 9'3" (2.82m) PVCu double glazed window, storage heater, emergency assistance pull cord.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Bedroom 2            | 9'10" (3m) x 7'2" (2.18m) PVCu double glazed window, electric panel heater, emergency assistance pull cord.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Shower Room          | Shower cubicle with Mira shower, pedestal hand basin, low level W.C., emergency assistance pull cord, tiled walls, mirror, extractor fan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Communal Facilities  | Residents casual parking, communal facilities, laundry room, guest suite available for hire, meeting area and garden.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Tenure               | <p>Leasehold. Balance of a 99 year lease from 27th August 1993, service charge £327.98 per month which include building insurance.</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> <p>There is a sinking fund contribution on the future sale of the property which is currently calculated as 2.15% of your purchase price x the number of years you own the property.</p> |
| Council Tax          | Band B.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Property Information | <p>For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a></p> <p>For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a></p>                                                                                                                                                                                                                                                                                                                                                                                          |



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.