

Pilbrow Court, Canberra Close,
Alverstoke, Gosport, Hampshire, PO12 2NZ

£117,000



First Floor Retirement Apartment For Over
60's Independent Living

Bedroom With Built In Wardrobes

PVCu Double Glazing

Separate Kitchen With Window

No Forward Chain

Located Near To Lift

Lounge With Double Doors To Kitchen

Electric Heating

Residents Lounge

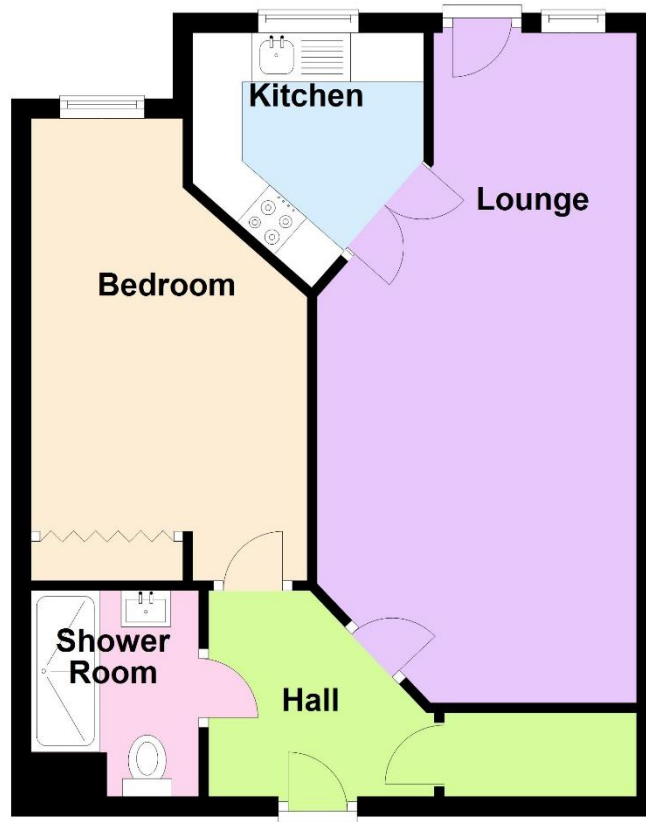
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First Floor



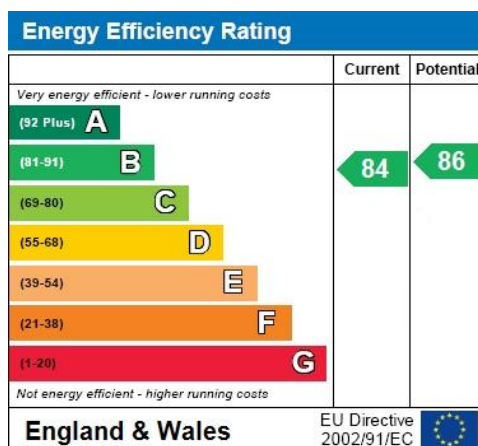
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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Communal Entrance	Door security system, lift and stairs leading to each floor. The flat is located on the 1st floor.
Entrance Hall	Emergency assistance call panel incorporating door entry system, walk in airing/storage cupboard, coved ceiling, Georgian style glazed door to;
Lounge	22'2" (6.76m) x 10'8" (3.25m) PVCu double glazed window, electric heater, 2 wall lights, emergency assistance pull cord, coved ceiling, Georgian style glazed French doors to:
Kitchen	7'7" (2.31m) x 6'9" (2.06m) Average, Single drainer composite steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, space for fridge and freezer, tiled splashbacks, emergency assistance pull cord, coved ceiling, PVCu double glazed window, wall mounted fan heater.
Bedroom	13'6" (4.11m) x 9'1" (2.77m) Range of fitted bedroom furniture incorporating wardrobes, dressing table and chest of drawers, 2 wall lights, electric heater, emergency assistance pull cord, coved ceiling.
Shower Room	Double sized shower cubicle with glass screen, vanity hand basin, low level W.C., tiled splashbacks, heated towel rail, extractor fan, wall mounted fan heater, emergency assistance call button.
Tenure	<p>Leasehold. Balance of a 125 year lease from 1 June 1997, current ground rent £510.19 per annum, current maintenance charge from 1st September 2025 £3236.62 per annum, which includes the water, sewage and building insurance.</p> <p>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.</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>
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.