

This ground floor two bedroom retirement apartment is situated in the popular Pearce Court within Gosport. The apartment on offer benefits from direct access to the communal gardens.

**The Accommodation Comprises:-**

Glazed front door to:

**Entrance Hallway:-**

Wall heater, cupboard housing tank.

**Lounge/Diner:- 18' 1" x 9' 10" (5.51m x 2.99m) maximum measurements**

UPVC double glazed window and door to communal garden, wall mounted heater, emergency pull cord.

**Kitchen:- 9' 7" x 7' 9" (2.92m x 2.36m) maximum measurements**

UPVC double glazed window to front elevation, base and eye level units, space and plumbing for washing machine, space for fridge and freezer, sink unit, emergency pull cord.

**Bedroom One:- 11' 0" x 6' 3" (3.35m x 1.90m) maximum measurements**

UPVC double glazed window to rear elevation, fitted wardrobes and bedside cabinets, emergency pull cord.

**Bedroom Two:- 9' 8" x 7' 3" (2.94m x 2.21m) maximum measurements**

UPVC double glazed window to front elevation, emergency pull cord.

**Shower Room:- 6' 11" x 5' 7" (2.11m x 1.70m) maximum measurements**

Low level W.C, double shower, wash hand basin set in vanity unit.

**Communal Facilities:-**

Residents parking, communal garden, utility room, guest suite available for hire, residents meeting area.

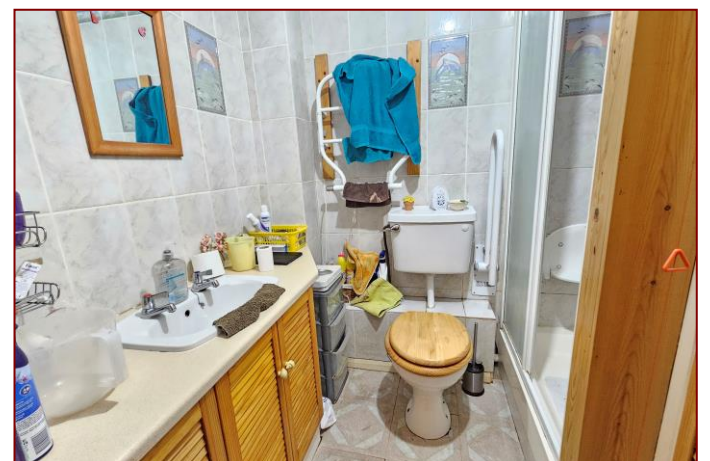
**Agents Notes:-**

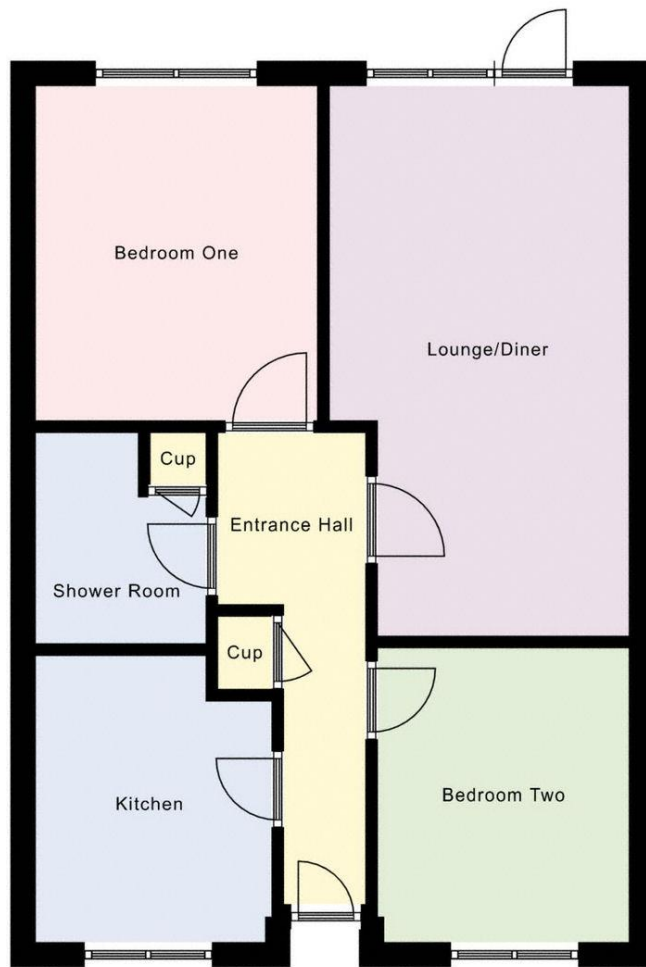
The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Lease: Approx 70 Years Remaining.

Ground Rent: Included in Service Charge

Service Charge: £3786.60 Per Annum





Tenure: Share of Freehold

Council Tax Band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£110,000

Pearce Court, George Street, Gosport, PO12 4SZ

\*DRAFT DETAILS\*

Fenwicks - Gosport Office: 02392 529889 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

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THE INDEPENDENT ESTATE AGENT