

Canberra Court, Canberra Close,  
Alverstoke, Gosport, Hampshire, PO12 2NY

£118,000



Ground Floor Retirement Apartment For  
Over 60's Independent Living

Popular Development On The Edge Of  
Alverstoke

Kitchen With Window

Electric Heating

Emergency Assistance Call Facility

One Bedroom

Lounge With Door To Garden

Modern Shower Room

PVCu Double Glazing

Residents Lounge & Laundry Room, Lift To  
All Floors

**023 9258 5588**

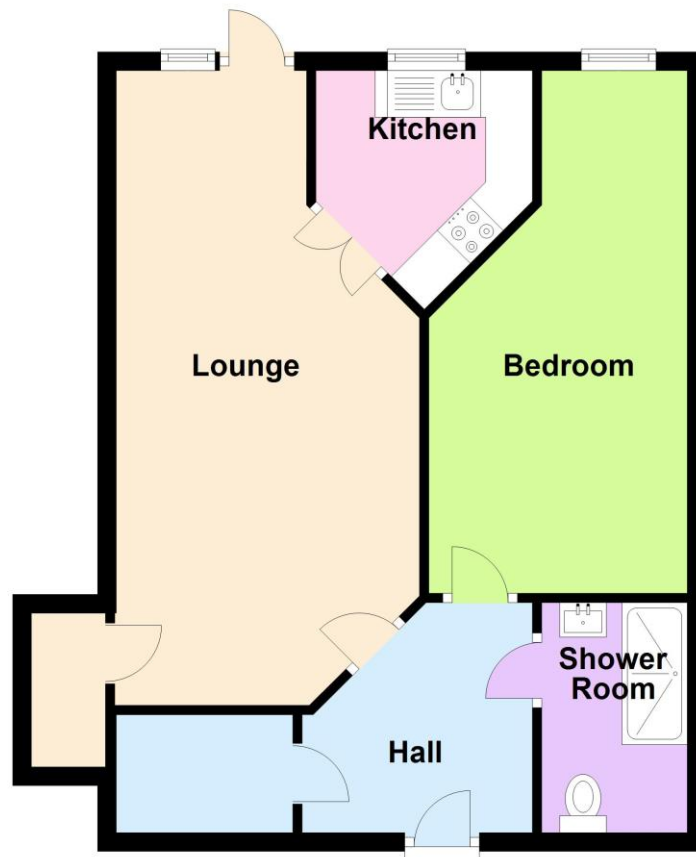
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## Ground Floor



**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**

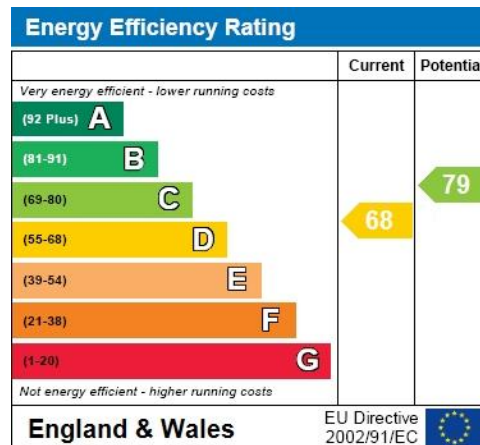
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|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Communal Entrance Hall | This apartment is located on the ground floor.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Entrance Hall          | Door entry facility incorporating emergency assistance call facility and door entry phone, airing and storage cupboard, coved ceiling.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Lounge                 | 22'4" (6.81m) x 10'8" (3.25m) PVCu double glazed door and window, electric heater, large storage cupboard, coved ceiling, emergency assistance pull cord, glazed French doors to:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Kitchen                | 7'7" (2.31m) x 7'5" (2.26m) Average, Single drainers stainless steel sink unit, wall and base cupboards with worksurface over, recess for electric cooker, space for fridge/freezer, PVCu double glazed window, tiled splashbacks, emergency assistance pull cord, coved ceiling, wall mounted fan heater.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Bedroom                | 16'2" (4.93m) Plus Recess x 9'0" (2.74m) Max PVCu double glazed window, electric heater, double wardrobe with folding mirror fronted doors, coved ceiling, emergency assistance pull cord.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Shower Room            | Modern white suite of shower cubicle, vanity hand basin with cupboard under, low level W.C., electric towel rail, emergency assistance call button to shower tray, tiled walls, composite panelling to shower area, extractor fan, coved ceiling.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Communal Facilities    | Communal lounge, laundry room, guest suite for hire, residents parking, garden area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Tenure                 | <p>Leasehold. Balance of a 125 year lease from 1 February 2000. Current ground rent £709.84 per annum, current maintenance charge £1756 per 6 months, which includes the water, sewage and building insurance. Next ground rent review 1st February 2044.</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. 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> |
| Services               | We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

Council Tax

Property Information

Band C.

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.