

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

£157,500



Retirement Apartment For The Over 60's

2nd Floor Location

Re-Fitted Kitchen

PVCu Double Glazing & Electric Heating

No Forward Chain

Two Bedrooms

Views Over Garden & Work House Lake

Modern Shower Room

Residents Lift, Parking & Communal Lounge

023 9258 5588

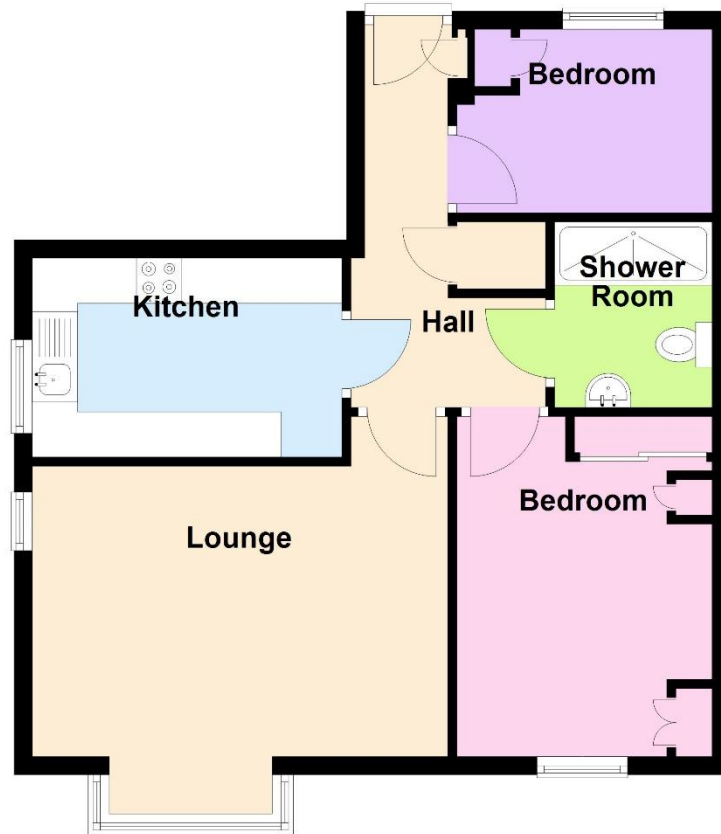
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Second Floor



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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 Hall

Lift or stairs to each floor, the flat is located on the 2nd floor.

Entrance Hall

Glazed front door, fuse box cupboard, airing cupboard with water heater and shelving, door entry phone and emergency assistance call facility, storage heater.

Lounge

15'0" (4.57m) x 13'2" (4.01m) Into Bay PVCu double glazed windows on twin aspect, storage heater, emergency assistance pull cord, coved ceiling.

Kitchen

11'2" (3.4m) x 7'2" (2.18m) Single drainer composite sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring electric hob, cooker extractor canopy over, plumbing for washing machine, recess for fridge/freezer, PVCu double glazed window, composite panel splashbacks, emergency assistance pull cord.

Bedroom 1

12'4" (3.76m) Max x 9'3" (2.82m) PVCu double glazed window, built in wardrobe with sliding doors, fitted bedroom furniture, electric panel heater, emergency assistance pull cord.

Bedroom 2

9'1" (2.77m) x 6'8" (2.03m) PVCu double glazed window, built cupboard, electric panel heater, emergency assistance pull cord.

Shower Room

Modern suite with double size shower cubicle with glass screen, vanity hand basin, low level W.C., Triton shower, tiled walls, wall mounted fan heater, extractor fan, emergency assistance pull cord.

Communal Facilities

Residents casual parking, residents lounge, laundry room, guest suite available to hire.

Tenure

Leasehold. Balance of 99 year lease from 4th August 1993. Current service charge from 1st April 2026 is £297.33 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.

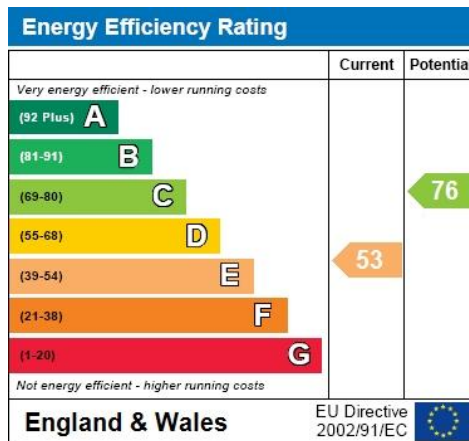
These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be 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 and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.