

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

£180,000



Retirement Apartment For Over 60's  
Independent Living

Two Spacious Bedrooms

Shower Room

Emergency Assistance Call Facility

Residents Communal Lounge

First Floor Twin Aspect Position

Kitchen With Window

Door Security Entry System

PVCu Double Glazing & Electric Heating

No Forward Chain

**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



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

Communal Entrance	With door entry system, lift or stairs to each floor. The flat is located on the first floor.
Entrance Hall	Meter and storage cupboard incorporating hot water tank, emergency call panel incorporating door entry phone, coved ceiling, storage heater.
Lounge	18'5" (5.61m) x 10'9" (3.28m) narrowing to 6'9" (2.06m), Twin aspect room with 2 PVCu double glazed windows, coved ceiling, storage heater, emergency assistance pull cord, Georgian style glazed door to:
Kitchen	7'7" (2.31m) x 6'6" (1.98m) Average, Single drainer 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, PVCu double glazed window, tiled splashbacks, space for freezer, wall mounted fan heater, emergency assistance pull cord.
Bedroom 1	17'1" (5.21m) x 15'7" (4.75m) From Wardrobe Into Bay, PVCu double glazed windows, fitted bedroom furniture with wardrobes, chest of drawers, built in mirror fronted wardrobe with folding door, coved ceiling, emergency assistance pull cord, storage heater, built in window seat to bay.
Bedroom 2	16'1" (4.9m) x 9'2" (2.79m) Max PVCu double glazed window, emergency assistance pull cord, coved ceiling.
Shower Room	Shower cubicle with seat and glass screen, aqua panel splashbacks, vanity hand basin, low level W.C., emergency assistance call button, coved ceiling, extractor fan, wall mounted fan heater, electric towel rail, tiled splashbacks.
Communal Facilities	Residents lounge with kitchen area, laundry room, communal parking, gardens with seats.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	<p>Leasehold. Balance of a 125 year lease from 1 June 1997, current ground rent £649.32 per annum, current maintenance charge from 1st September 2025 £4854.93 per annum which includes 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. 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>

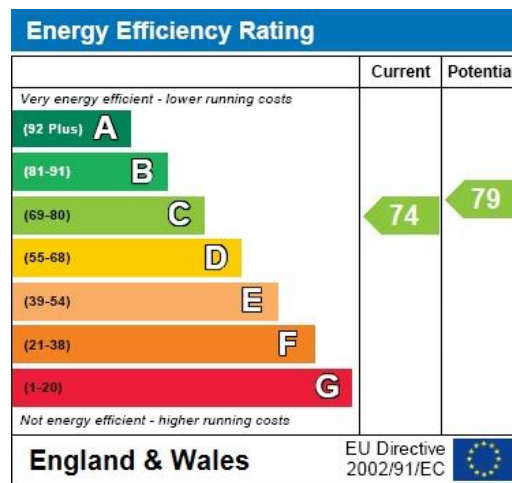
Council Tax

Property Information

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.

Band D.

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.