

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

£155,000



Retirement Apartment For Over 60`s
Independent Living

2nd Floor Location

Views Of Work House Lake

Electric Heating

No Forward Chain

Two Bedrooms

Lift To Each Floor

PVCu Double Glazing

Modern Shower Room

023 9258 5588

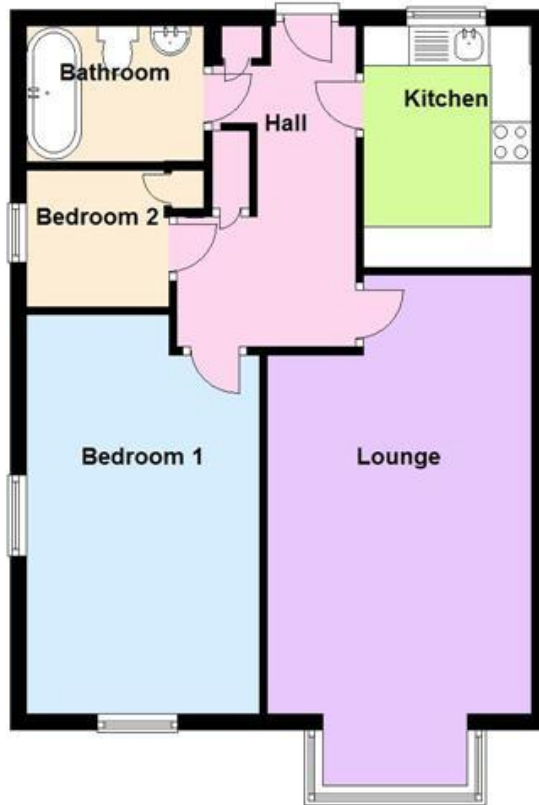
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Ground Floor

Approx. 54.4 sq. metres (585.7 sq. feet)

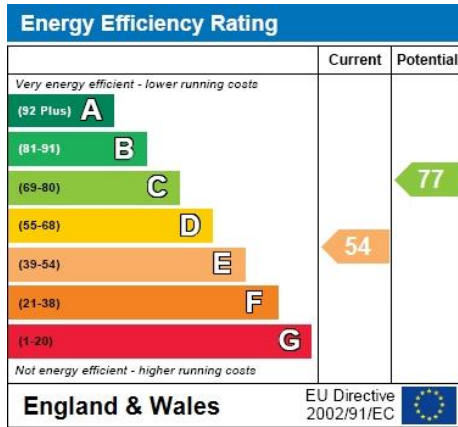


Total area: approx. 54.4 sq. metres (585.7 sq. feet)



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

Communal Entrance	With lift or stairs to each floor, the flat is located on the 1st floor.
Entrance Hall	Storage heater, airing cupboard, emergency assistance call facility, door entry phone, glazed front door.
Lounge	18'10" (5.74m) Into Bay x 10'10" (3.3m) PVCu double glazed window, storage heater, electric fire, coved ceiling, emergency assistance pull cord.
Kitchen	9'9" (2.97m) x 6'10" (2.08m) 1 1/2 bowl ceramic sink unit, wall and base cupboard with worksurface over, built in oven and 4 ring electric hob, recess for fridge/freezer (to remain), plumbing for washing machine (to remain), PVCu double glazed window, ceramic tiled floor, emergency assistance pull cord.
Bedroom 1	10'6" (3.2m) Plus Recess x 9'4" (2.84m) PVCu double glazed window on twin aspect, coved ceiling, emergency assistance pull cord.
Bedroom 2	9'7" (2.92m) x 5'10" (1.78m) PVCu double glazed window, built in cupboard, emergency assistance pull cord.
Shower Room	White suite of double sized shower cubicle, vanity hand basin, low level W.C., chrome heated towel rail, corner cabinet, tiled walls, extractor fan, emergency assistance pull cord.
Communal Facilities	Residents communal lounge, laundry room, guest suite for hire via house manager, residents casual parking, communal gardens and patio areas around the development.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	Leasehold. Balance of 99 year lease from 5th January 2007. Current service charge from 1st April 2025 is £356.75 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, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.