Fenwicks are pleased to offer for sale this well presented one bedroom retirement apartment situated on the first floor within the popular Canberra Court development. The property benefits a prominent location close to amenities and transport links, residents parking, communal lounge, laundry, gardens and guest suite.

The Accommodation Comprises:-
Secure entry system, access to communal lounge, communal gardens and house managers office, stairs and lift to all floors.

First Floor:-
Access to communal laundry, apartment front door to:

Entrance Hall:-
Emergency assistance panel, secure phone entry system, airing cupboard, door to:

Lounge/ Diner: 24' 8'' x 10' 7'' (7.51m x 3.22m) maximum measurements
UPVC double glazed window to rear elevation, emergency assistance pull cord, electric fire with surround and marble style inset and hearth, space for table and chairs, electric wall mounted heater, glazed double opening doors to:

Kitchen:- 7' 7'' x 4' 9'' (2.31m x 1.45m) irregular shape
UPVC double glazed window to rear elevation, emergency assistance pull cord, fitted with a range of base cupboards and matching eye level units, stainless steel sink unit with tiled splashback, roll top worksurface over, integrated electric oven, hob and extractor hood, space for under counter fridge and freezer.

Bedroom One:- 16' 11'' x 9' 3'' (5.15m x 2.82m) maximum measurements
UPVC double glazed window to rear elevation, emergency assistance pull cord, built-in wardrobes with mirror fronted folding doors, electric wall mounted heater.

Shower Room:- 6' 9'' x 5' 5'' (2.06m x 1.65m)
Low level WC, wash hand basin set in vanity unit with mixer tap, walk-in double shower cubicle with electric shower, extractor fan, electric towel radiator.

Communal Facilities:-
Communal ground floor lounge, communal first floor laundry room, guise suite available to hire, residents parking and communal gardens.

General Information:-
Construction: Traditional
Water Supply: Portsmouth Water
Sewerage: Mains
Electric Supply: Mains
Gas Supply: N/A
Mobile & Broadband coverage: https://checker.ofcom.org.uk
Flood risk: www.gov.uk/check-long-term-flood-risk

Lease Information:-
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.

Maintenance Charges: £1779.23 six monthly.

Retirement apartment for over 60's, for the case of couples one must be over 60 and the other over 55.







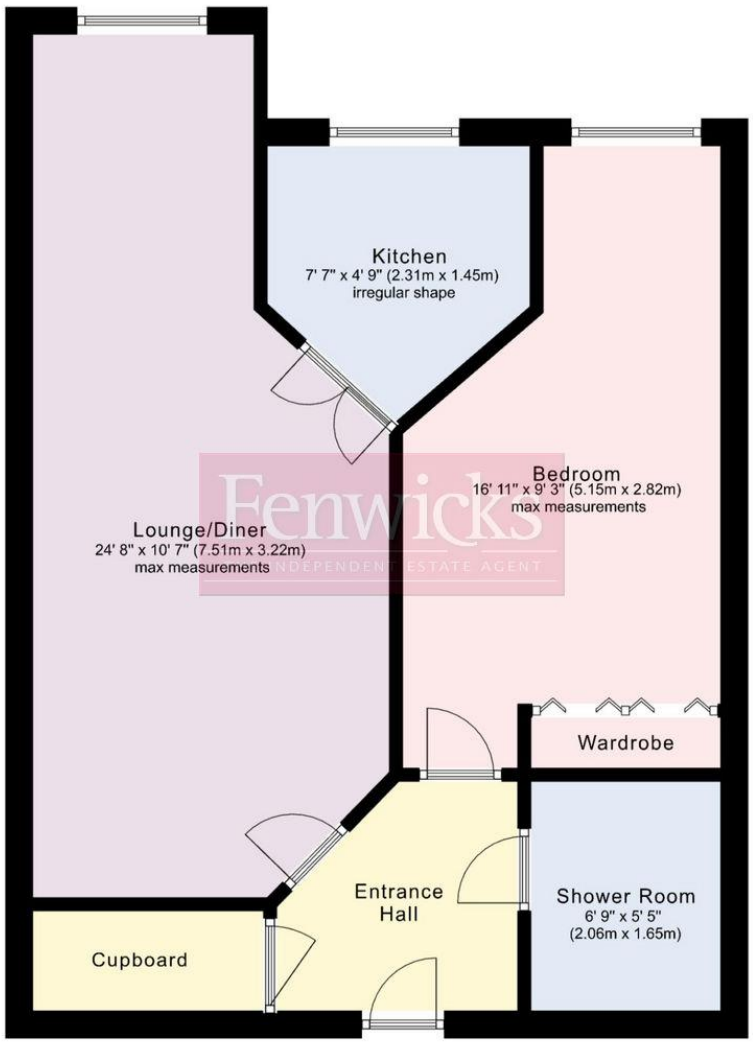


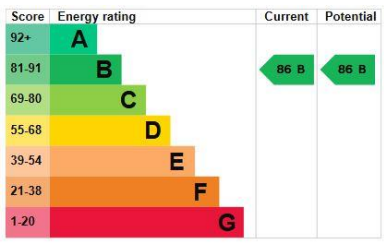






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Tenure: Leasehold

Council Tax Band: C

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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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Data Protection: We retain the copyright in all advertising material used to market this Property.
Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.

The Property Ombudsman



DRAFT DETAILS

£115,000

Canberra Court, Alverstoke, Gosport, PO12 2NY

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