

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

£115,000



Ground Floor Retirement Apartment For  
Over 60's Independent Living

Popular Development On The Edge Of  
Alverstoke

Kitchen With Window

Electric Heating

Communal Parking

One Bedroom

Lounge With Door To Garden

Shower Room

PVCu Double Glazing

Residents Lounge

**023 9258 5588**

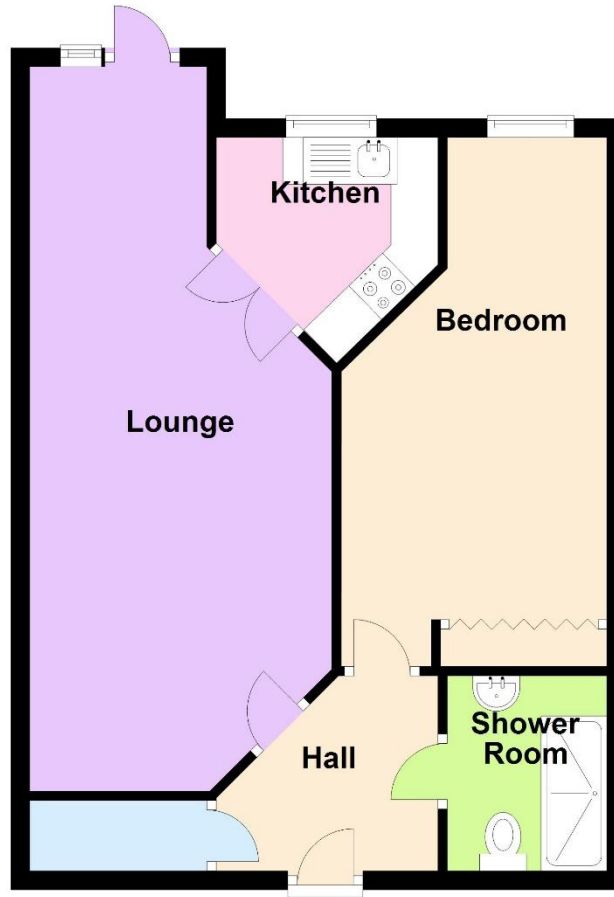
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Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

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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**

Communal Entrance	With door entry system, lift or stairs to each floor. The flat is located on the ground floor.
Entrance Hall	Door entry facility incorporating emergency assistance call, airing/storage cupboard with meter, emergency assistance pull coved, coved ceiling.
Lounge / Dining Room	24'8" (7.52m) x 10'6" (3.2m) narrowing to 6'6" (1.98m), Storage heater, marble style fireplace on hearth with electric fire, emergency assistance pull cord, PVCu double glazed window and door to outside, coved ceiling, TV aerial socket, glazed double doors to:
Kitchen	7'7" (2.31m) x 7'2" (2.18m) Max Single drainer stainless steel sink unit, wall and base units with worksurface over, built in electric oven and 4 ring electric hob with cooker hood over, space for fridge/freezer, PVCu double glazed window, emergency assistance pull cord, wall mounted fan heater, tiled splashbacks, coved ceiling.
Bedroom	15'6" (4.72m) Plus Recess x 9'4" (2.84m) narrowing to 5'6" (1.68m), Built in wardrobe with mirror fronted folding doors with rail and shelves, PVCu double glazed window, storage heater, emergency assistance pull cord, aerial socket, coved ceiling.
Shower Room	Double sized shower cubicle with mains shower, vanity hand basin with cupboard under, low level W.C., heated towel rail, tiled walls, coved ceiling, wall mounted fan heater, extractor fan, emergency assistance call button on side of shower tray.
Communal Facilities	Communal lounge, laundry room, guest room for hire, residents parking, garden area.
Tenure	Leasehold. Balance of a 125 year lease from 1 February 2000. Current ground rent £709.84 per annum, current maintenance charge £3512.98 per year which includes the water, sewage and building insurance. Next ground rent review 1st February 2044.

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.

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.

Services

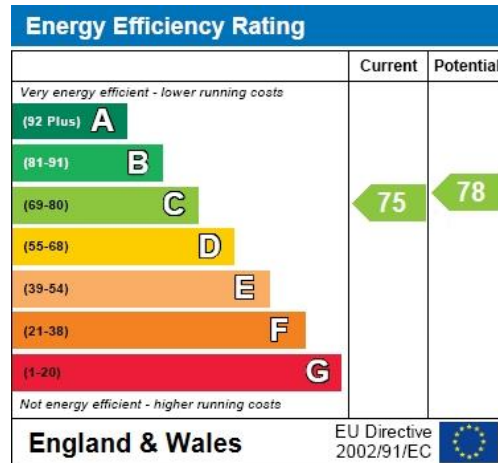
Council Tax

Property Information

We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.

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.