Excellent

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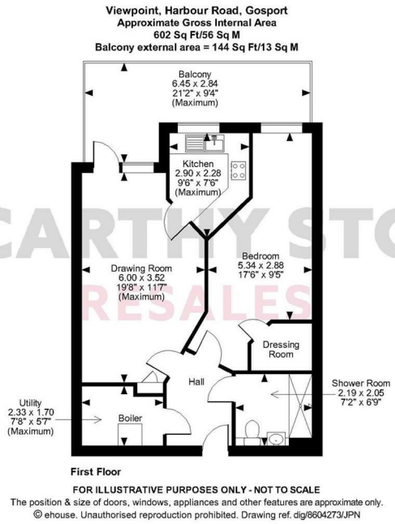
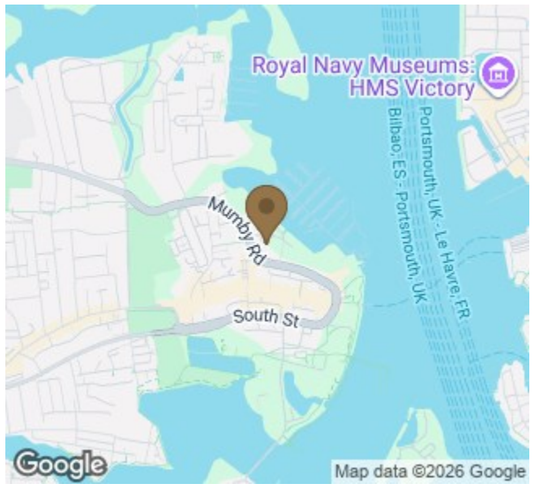
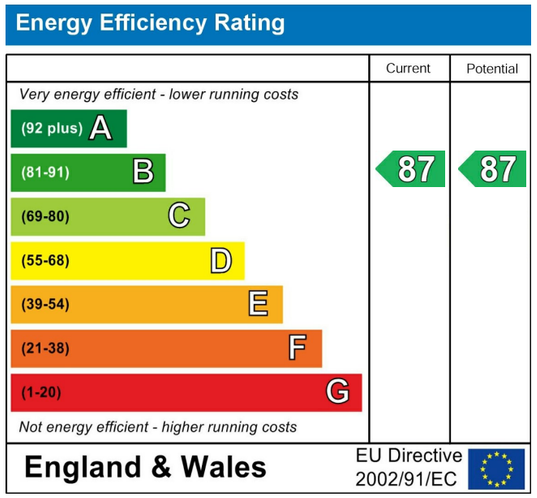
McCarthy & Stone
Resales.







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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

5 Viewpoint

Harbour Road, Gosport, PO12 1GX

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 5 Viewpoint could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £164,950
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- STUNNING one bed Retirement Apartment
- SUN TERRACE overlooking the the harbour
- Dedicated House Manager - During office hours
- Fantastic Homeowners' Lounge - hosting an array of social events and activities.
- 24-Hour emergency call systems
- Close proximity to local shops
- Secure car parking (permit scheme applies)
- Camera door entry system
- Lifts to all floors

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

5 Viewpoint, Gosport

1 | 1 | Asking price £164,950

Viewpoint

Viewpoint is a Retirement Living development constructed by award-wining retirement home specialist McCarthy and Stone specifically designed for the overs 60's.
The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (subject to availability, fees apply).

Viewpoint is situated in a waterfront location in Gosport, offering stunning panoramic views of the sea and is in a beautiful natural location. Gosport also caters for the modern needs of homeowners with a vast range of amenities and services. For everyday shopping, an ALDI supermarket is found adjacent to the development but there are also plenty of independent shops to sample too. For those interested in wider travel, the local bus station is only a short walk from the development and offers good connections to the surrounding areas.

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Apartment overview

A well-presented one-bedroom first-floor retirement apartment situated within the popular McCarthy Stone Viewpoint development in Gosport. The apartment offers a spacious and comfortable living environment, with a bright living room providing direct access to a private walk-out balcony, enjoying attractive views towards the adjacent harbour. The modern fitted kitchen is well equipped with integrated appliances, while the generous double bedroom provides a peaceful and comfortable space. Viewpoint is a welcoming McCarthy Stone retirement development, designed to offer independent living alongside a friendly community atmosphere. Residents can enjoy the development's communal lounge, where regular social events and activities provide opportunities to meet and socialise with fellow residents. The development also benefits from its fantastic sea views and convenient Gosport location, making this an appealing choice for those looking to enjoy a relaxed retirement lifestyle by the coast. This attractive apartment combines comfortable accommodation, outdoor space and a sociable retirement community, making it an excellent opportunity for a new owner seeking independent living in a desirable coastal setting.

Entitlements Advice and Part Exchange available

Completed Works - Viewpoint

In the wake of the Grenfell Tower tragedy, the UK's building industry underwent significant transformations, leading to new safety regulations being implemented to reduce the fire risk posed by external wall systems. As part of McCarthy Stone's commitment to providing quality, safe and secure homes for its customers, Viewpoint has undergone extensive renovations to its external structure, ensuring the building meets new EWS1 Safety Regulations.

Social Lifestyle

The Communal Lounge is at the heart of the community at Viewpoint and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Parking Permit Scheme - subject to availability.

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Service Charge (breakdown).

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

The Annual Service Charge is £3,495.27 for the financial year ending 30/06/2027.

Lease Information

Ground Rent £495 p.a.
Review 2031
Lease 999 Years from 2016

Additional Information and Services

- Super Fast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.