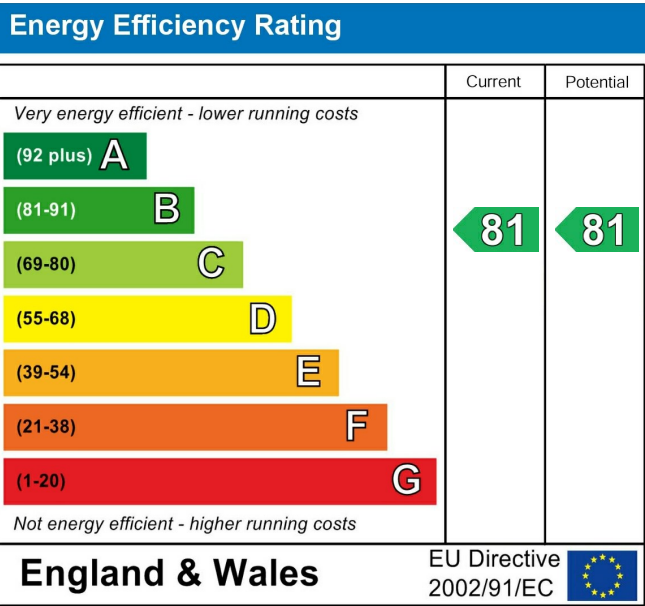
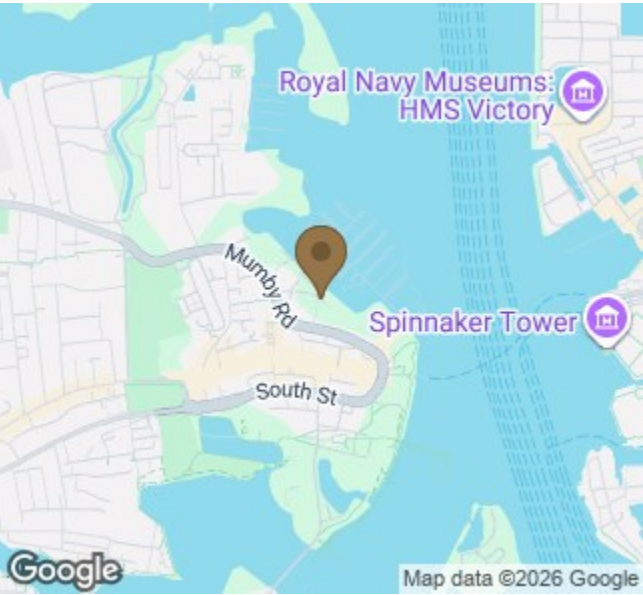
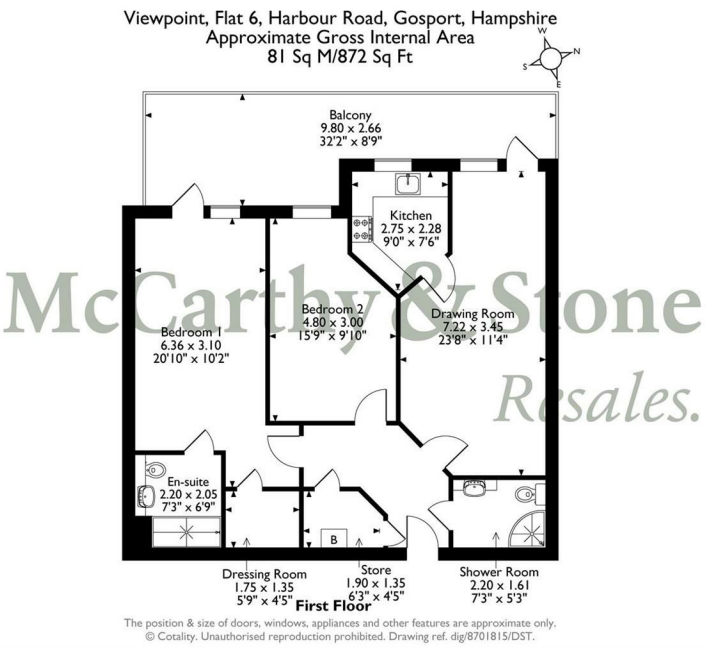




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



6 Viewpoint

Harbour Road, Gosport, PO12 1GX

2 Council Tax Band: D

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 6 Viewpoint could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £325,000
Leasehold

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

Why you'll love living here:

- Independent Retirement Living for the over 60's
- House Manager on site during office hours
- Guest Suite for visiting family and friends
- Communal Lounge where activities take place
- Beautiful Views of the Marina
- 24 hour emergency call system
- Secure Car Park
- Part exchange available
- Fully refurbished
- Energy efficient

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

6 Viewpoint, Gosport

Summary

Viewpoint is a Retirement Living development constructed by award-winning retirement home specialist McCarthy and Stone specifically designed for the over 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 for the 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). The apartment is conveniently located minutes from Gosport town centre with all its convenient transport links including the ferry terminal linking Gosport with Portsmouth. A short ferry crossing connects you with Portsmouth Harbour rail station with frequent fast train service to Gatwick, Brighton, Southampton and London Waterloo. Local attractions such as Portsmouth historic dockyard is just a short stroll from the ferry terminal and features the impressive HMS Victory and HMS Warrior or there is a fast Wightlink ferry service to the Isle of Wight for a day out. Gunwharf Quay shopping centre is just a 5 minute walk from the ferry terminal or if you prefer you could always visit West Quay shopping centre in Southampton, just 30 minutes away by train or car. Southampton international cruise terminal and airport is just 30 minutes by car and the New Forest with its many country walks and pubs or the seaside town of Bournemouth is all within easy reach by car.

Viewpoint

Recently refurbished to meet EWS1 Cladding Safety regulations, we are proud to offer the second chance to buy at our stunning coastal development in Gosport, Viewpoint.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in Bosch oven, Bosch ceramic hob and Bosch extractor hood, slimline dishwasher. Fitted integrated fridge/freezer and under pelmet lighting.



Living Room with Balcony

A well-proportioned double aspect living room with a feature fireplace and access to a large balcony affording breathtaking views. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Access to the kitchen via the dining area.

Bedroom One

Double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.. Door to en-suite shower room and walk-in wardrobe. A glazed door leads out on to the balcony with views over the marina.

En-suite

En-suite has the benefit of a level access shower, WC and wash hand vanity basin. Heated ladder style towel rail and underfloor heating.

Bedroom Two

Good size double bedroom with full height window allowing ample natural light to flood the room. Fitted carpets, raised power points and ceiling light point.

Shower Room

Part tiled and fitted with suite comprising of shower cubicle. Low level WC, wash basin and mirror above. Shaving point, electric ladder style towel heater and extractor fan and underfloor heating.

Car 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.

Lease Information

Lease Length: 999 years from 2016
Ground Rent: £495pa
Review 2031

Additional Information & Services

- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge



 2 |  2 | Asking price £325,000

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge is £5,242.90 for the financial year ending 30/06/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

