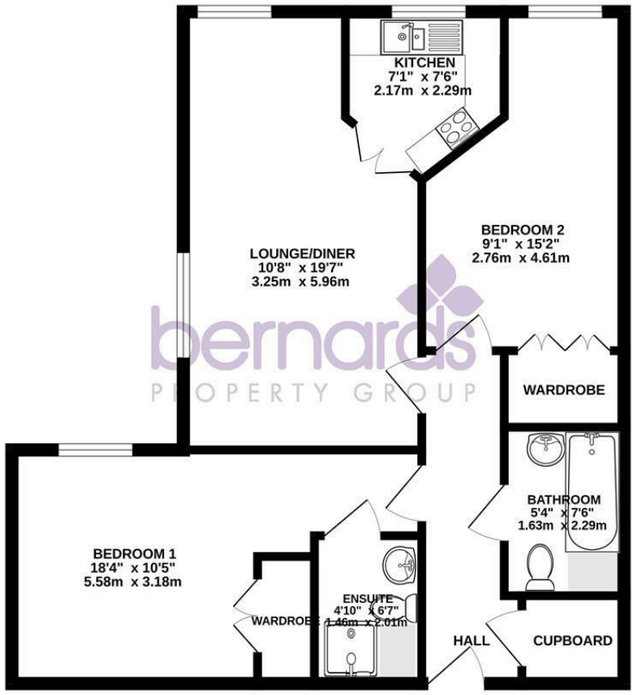
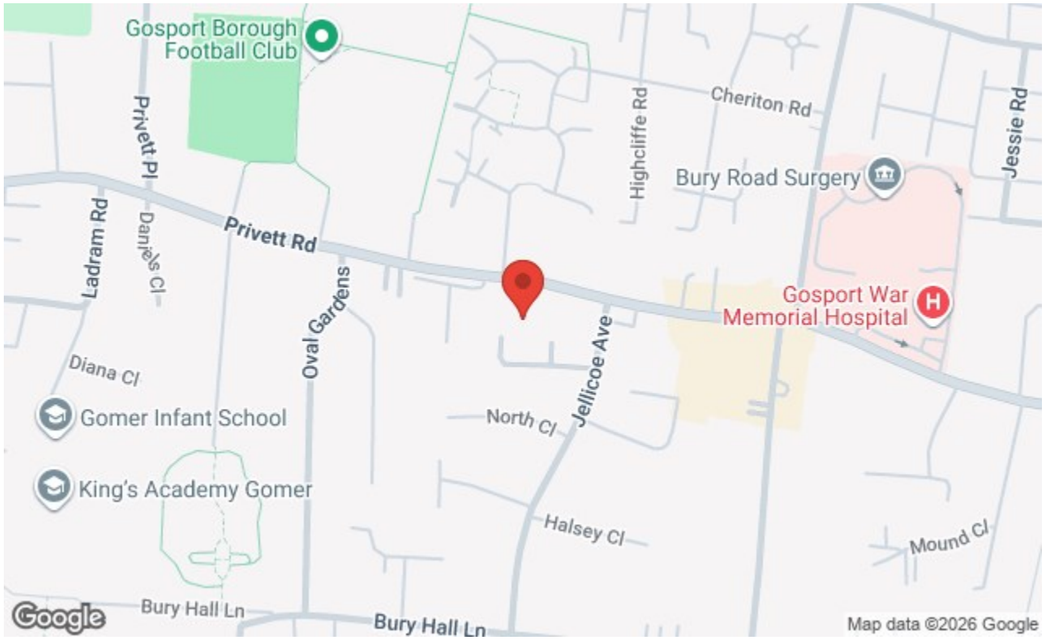
FIRST FLOOR
670 sq.ft. (62.3 sq.m.) approx.





97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

Asking Price £139,995

Canberra Court, Gosport PO12 2NY

bernards
THE ESTATE AGENTS



2 2 1

HIGHLIGHTS

- Two-bedroom 1st floor retirement apartment (over 60s development)
- Sought-after Alverstoke location
- Bright and spacious lounge with access to communal gardens
- Newly fitted modern kitchen
- Two well-proportioned bedrooms
- Secure entry system with on-site house manager
- Communal parking available
- No onward chain
- Guest suite for visitors
- Emergency pull cord system for added peace of mind

Bernards Estate Agents are delighted to offer for sale this superb and rarely available two-bedroom first-floor retirement apartment, ideally positioned in the sought-after Alverstoke area. Designed exclusively for the over 60s, this development offers a secure and independent lifestyle within a well-maintained and friendly community setting.

The apartment benefits from a secure entry system, an on-site house manager, emergency pull cords, lift access to all floors, a communal lounge/dining area, guest suite, and a dedicated communal laundry room. Residents also enjoy communal parking and beautifully maintained communal gardens.

The accommodation comprises a bright and spacious lounge with direct access to the communal gardens, a newly fitted modern kitchen, a contemporary shower room, and two well-proportioned bedrooms. Further benefits include PVCu double glazing throughout, a recently replaced hot water tank, and electric heating.

Conveniently located, the development is within easy reach of local shops, bus routes, and road links, ensuring excellent accessibility to surrounding areas and amenities.

Offered with no onward chain, this is a fantastic opportunity to secure a comfortable, secure, and low-maintenance retirement home in a highly desirable location. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN
7'7 x 7'1 (2.31m x 2.16m)

LOUNGE
19'7 x 10'7 (5.97m x 3.23m)

BEDROOM ONE
18'4 x 10'5 (5.59m x 3.18m)

ENSUITE

BEDROOM TWO
15'2 x 9'1 (4.62m x 2.77m)

BATHROOM

OUTSIDE

RESIDENTS CAR PARK

COMMUNAL FACILITIES
There is a communal lounge/dining room, guest accommodation, and a laundry room.

LEASEHOLD INFORMATION
The lease has approximately 99 years remaining.
We are informed by our seller that the annual service charge is £4,949.08, which includes water, sewage, and building insurance.

AGENTS NOTE
Prospective purchasers should be aware that eligibility requires buyers to be over the age of 60. In the case of a couple, one applicant must be 60 years or over and the partner must be 55 years or over.

The development is intended to support independent, active living and does not offer any care-related services.

COUNCIL TAX BAND D

ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

BERNARDS MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.









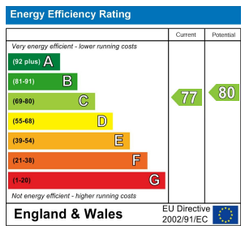












Scan here to see all our properties for sale and rent

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