DIMON Estate Agents

Pilbrow Court, Canberra Close,
Alverstoke, Gosport, Hampshire, PO12 2NZ

£149,995








Retirement Apartment For Over 60`s Independent Living

Two Bedroom Room

2nd Floor Location (Top Floor)

Located A Short Distance From Lift

Good Size Lounge

Emergency Assistance Call Facility

Electric Heating

PVCu Double Glazing

Communal Lounge

No Forward Chain

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE
Email: office@dimon-estate-agents.co.uk

Third Floor









SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 57 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

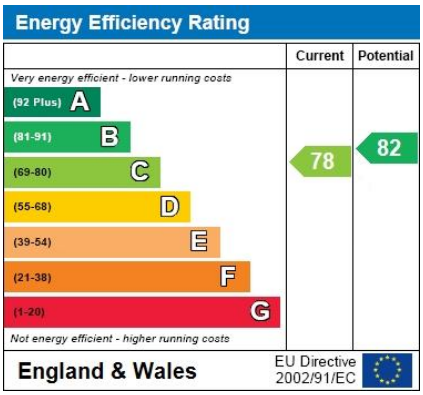
Communal Entrance	With lift or stairs to each floor, the flat is located on the 2nd floor a short distance away from the lift.
Entrance Hall	Storage heater, door entry phone incorporating emergency call facility, coved ceiling, access to loft space, storage cupboard, meter cupboard.
Lounge	25'6" (7.77m) x 10'8" (3.25m) narrowing to 6`9 (2.06m), PVCu double glazed window, 2 storage heaters, coved ceiling, emergency assistance pull cord, telephone point, TV point, Georgian style French doors to:
Kitchen	7'7" (2.31m) x 6'5" (1.96m) average, Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with extractor canopy over, space for fridge, PVCu double glazed window, emergency assistance pull cord, tiled splashbacks, coved ceiling, wall mounted fan heater.
Bedroom 1	13'7" (4.14m) Plus Recess x 9'4" (2.84m) Built in wardrobe with mirror fronted folding doors, storage heater, PVCu double glazed window, telephone point, emergency assistance pull cord, coving.
Bedroom 2	15'9" (4.8m) x 9'2" (2.79m) PVCu double glazed window, electric panel heater, emergency assistance pull cord, telephone point, coved ceiling.
Bathroom	Panelled bath with shower over bath, emergency assistance button to bath panel, vanity hand basin, low level WC., tiled splashbacks, extractor fan, light and shaver point, wall mounted fan heater, heated towel rail.
Communal Facilities	Residents lounge, laundry room, guess suite, communal gardens, car park.
Tenure	Leasehold. Balance of a 125 year lease from 1 June 1997, current ground rent £649.32 per annum, current maintenance charge from 1st September 2026 £5038.29 per annum which includes water, sewage and building insurance. 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	We understand that this property is connected to mains electric, water and sewage. There is no gas to the development.
Council Tax	Band D.
Property Information	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:

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.