

Alverstoke Court, 21 Church Road,  
Alverstoke, Gosport, Hampshire, PO12 2LX

£65,000



Retirement Apartment For The Over 60's  
One Bedroom  
Upgraded Bathroom  
Electric Heating  
No Forward Chain

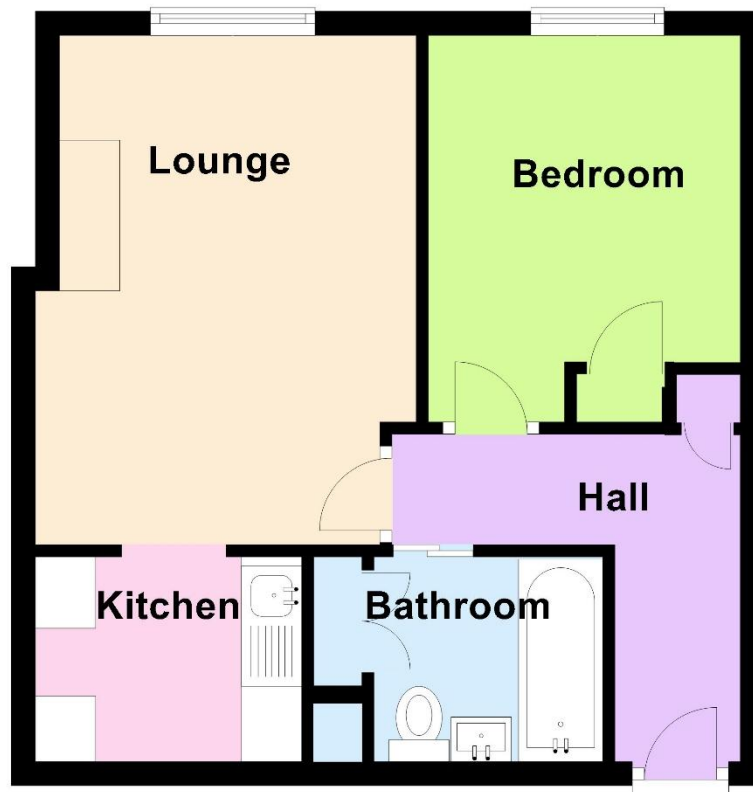
2nd Floor Position With Lift  
Upgraded Kitchen  
PVCu Double Glazing  
Central Village Location

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE  
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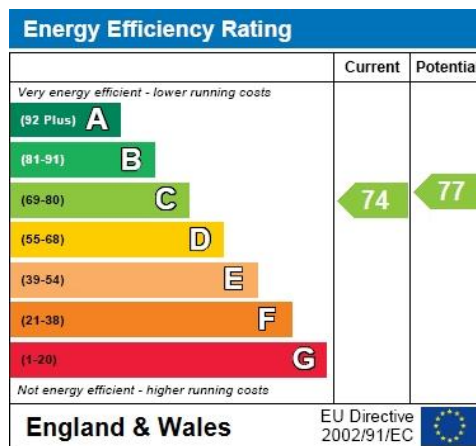
## Second Floor



**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 Hall	Which can be accessed via Church Road or via Village Road. Stairs or lift to each floor. The flat is located on the 2nd floor.
Entrance Hall	Storage heater, door entry facility incorporating emergency call facility, coved ceiling, storage cupboard.
Lounge	13'10" (4.22m) x 10'5" (3.18m) PVCu double glazed window, storage heater, coved ceiling, archway to:
Kitchen	7'3" (2.21m) x 5'6" (1.68m) Comprising single drainer stainless steel sink unit, white fronted wall and base units with worksurface over, space for fridge and freezer, electric cooker point.
Bedroom	8'4" (2.54m) Plus Recess x 8'6" (2.59m) PVCu double glazed window, storage heater, built in cupboard, coved ceiling.
Bathroom	5'6" (1.68m) x 5'5" (1.65m) White suite of panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., airing cupboard, heated towel rail, tiled splashbacks, extractor fan.
Communal Facilities	Casual parking and laundry room.
Tenure	<p>Leasehold. Balance of a 99 year lease from 1st November 1983. Current ground rent £207.46 6 monthly, maintenance £1662.06 6 monthly.</p> <p>We understand there is a 1% exit fee paid when you sell the property.</p> <p>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.</p>
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Council Tax	Band A.
Flood Risk Level	Low.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a>



Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<p>Viewing Notes</p>		

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.