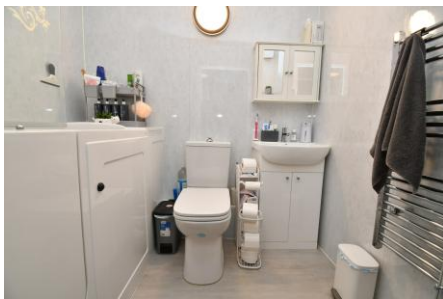


Homefort House, 82 Stoke Road,
Gosport, Hampshire, PO12 1QG

£99,000



First Floor Retirement Apartment

Located Near To Lift

Upgraded Kitchen

PVCu Double Glazing

Conveniently Located For Stoke Road Bus
Stops & Supermarkets

One Bedroom

Wider Than Normal Lounge

Upgraded Bathroom With Sit In Bath

Emergency Assistance Call Facility

No Forward Chain

023 9258 5588

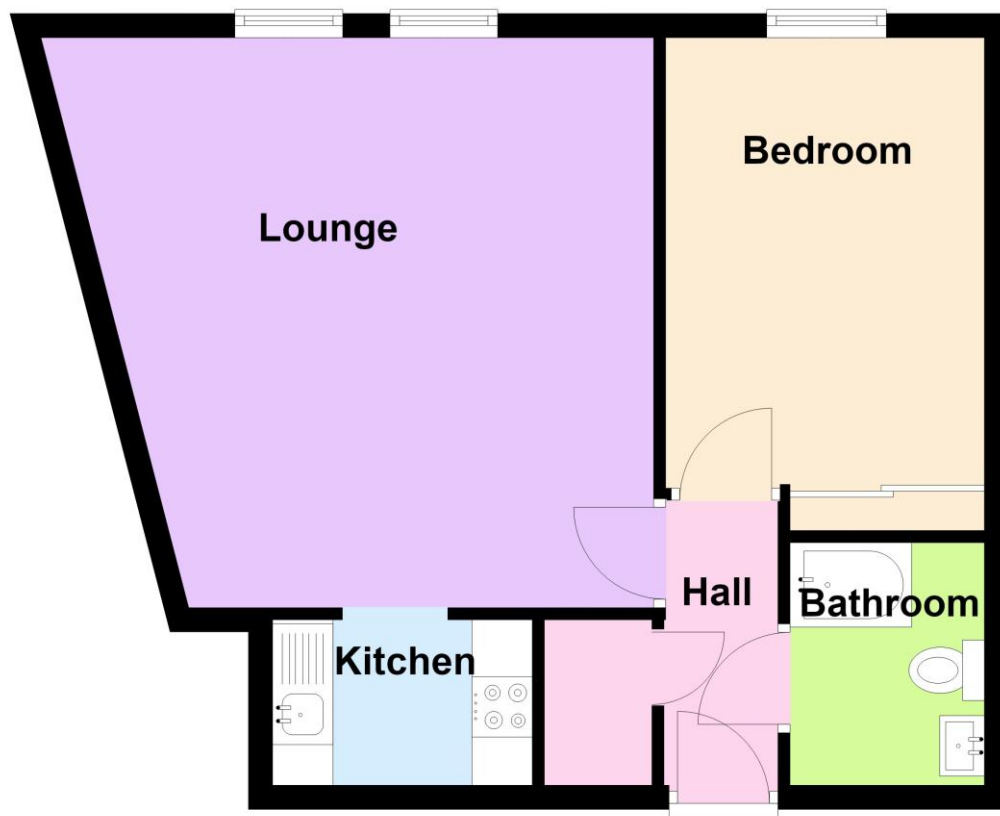
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First Floor



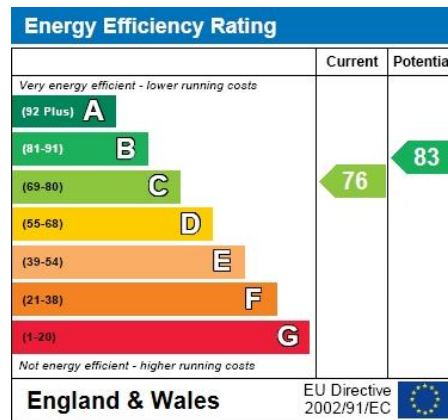
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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Communal Entrance Hall	Lift or stairs to all floors, the flat is located on the 1st floor.
Entrance Hall	Door entry phone, emergency call facility, coved ceiling, airing / meter and storage cupboard.
Lounge	15'4" (4.67m) x 12'6" (3.81m) Widening to 16'9 (3.81m), 2 PVCu double glazed windows, fireplace with electric fire, emergency assistance pull cord, coved ceiling, 2 wall lights, archway to:
Kitchen	7'3" (2.21m) x 5'5" (1.65m) Single drainer stainless steel sink unit, wall and base cupboard with worksurface over, built in oven and 4 ring electric hob, tiled walls, cooker extractor canopy.
Bedroom	12'2" (3.71m) x 8'9" (2.67m) PVCu double glazed window, built in double wardrobe, coved ceiling, emergency assistance call button.
Bathroom	Refitted with sit in bath, mixer tap and shower attachment, low level W.C., vanity hand basin with cupboard under, aqua panel splashbacks, chrome heated towel rail, extractor fan, emergency assistance call button to bath panel.
Communal Facilites	Communal lounge, laundry room, guest suites available for hire, residents parking area.
Tenure	Leasehold. Balance of a 99 year lease from 1st September 1985. Current ground £454.44 per annum and maintenance charges £2862.68. We believe the maintenance charges include water, sewage and building insurance. We believe there is a 1% charge made when the property is sold paid by the seller at the time. 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 this property.
Council Tax	Band B.

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:

[Viewing Notes](#)

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.