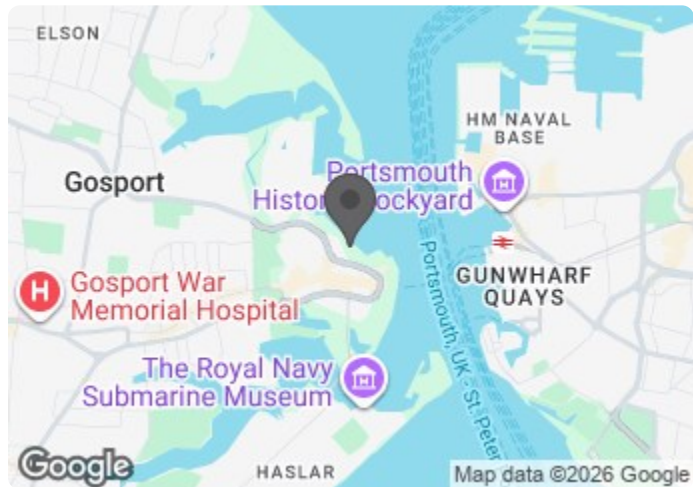


Seventh Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## 37 Viewpoint

Harbour Road, Gosport, PO12 1GX



Asking price £310,000 Leasehold

One bedroom Retirement Apartment with LARGE BALCONY overlooking GOSPORT MARINA and Portsmouth Naval Base.

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# Viewpoint, Harbour Road, Gosport, Hampshire, PO12 1GX

## Viewpoint

Viewpoint is a Retirement Living development constructed by award-winning retirement home specialist McCarthy and Stone specifically designed for the overs 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 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).

This spacious one bedroom apartment is located on the second floor with stunning views over the Gosport Marina and the sea. This is a very well presented one bedroom apartment having a large lounge with balcony. There is a well fitted kitchen complete with integrated appliances and a modern shower room and Utility cupboard, bedroom with patio door to balcony. Heating is via flat panel Girona heater by Dimplex.

Viewpoint is situated in a waterfront location in Gosport, offering stunning panoramic views of the sea and is in a beautiful natural location. Gosport also caters for the modern needs of homeowners with a vast range of amenities and services. For everyday shopping, an ALDI supermarket is found adjacent to the development but there are also plenty of independent shops to sample too. For those interested in wider travel, the local bus station is only a short walk from the development and offers good connections to the surrounding areas.

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

## Completed Works

In the wake of the Grenfell Tower tragedy, the UK's building industry underwent significant transformations, leading to new safety regulations being implemented to reduce the fire risk



posed by external wall systems. As part of McCarthy Stone's commitment to providing quality, safe and secure homes for its customers, Viewpoint has undergone extensive renovations to its external structure, ensuring the building meets new EWS1 Safety Regulations.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing the BOSCH Washer/Dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the kitchen, bedrooms, living room and bathroom.

## Living Room

A well-proportioned living room with access to a large balcony providing 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.

## Kitchen

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

## Bedroom

Double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Window and glazed door leading balcony.

## Shower Room

Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

## Service Charge (breakdown).

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas



# 1 bed | £310,000

- Contingency fund including internal and external redecoration of communal areas
  - Buildings insurance
- The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

## Lease Information

Leasehold 999 Years from 2016  
Ground Rent £425.00  
Ground rent review: 2031

## Service Charge

- 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: £3,330.25 per annum (up to financial year end 30/06/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .  
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## 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.

## Additional Information & Services

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

