

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

£100,000



2nd Floor Retirement Apartment For The
Over 60's Able To Live Independently

Kitchen With Built In Cooker & Hob

Electric Heating

Lift

One Bedroom

Modern Wet Room

PVCu Double Glazing

Communal Lounge With Regular Social
Events

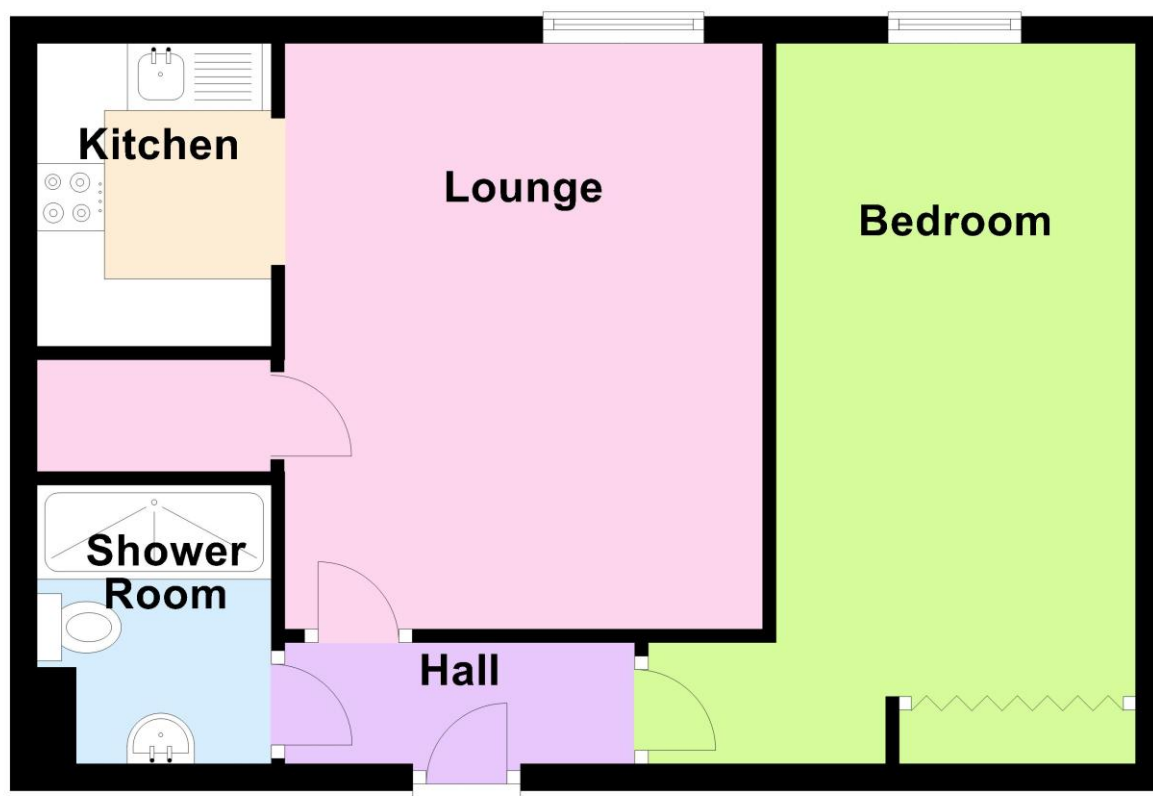
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Second Floor



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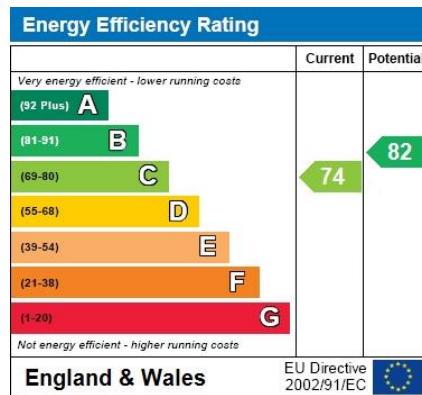
Communal Entrance	Door entry system, lift and stairs to each floor. The flat is located on the 2nd floor.
Entrance Hall	Door entry panel incorporating emergency assistance call facility, Georgian style glazed door to:
Lounge	14'3" (4.34m) x 11'7" (3.53m) PVCu double glazed window, electric panel heater, TV aerial point, emergency assistance pull cord, airing/storage cupboard with meters, coved ceiling.
Kitchen	Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring induction hob with cooker extractor canopy over, space for fridge, tiled splashbacks, coved ceiling, emergency assistance pull cord, wall mounted fan heater, plumbing for washing machine.
Bedroom	17'6" (5.33m) x 8'10" (2.69m) PVCu double glazed window, electric panel heater, built in wardrobe with mirror fronted folding doors, emergency assistance pull cord, coved ceiling.
Wet Room	Mira shower, low level screens and shower curtain rail, vanity hand basin with cupboard under, low level close coupled W.C. tiled walls, extractor fan, emergency assistance pull cord, coved ceiling, chrome heated towel rail, wall mounted fan heater.
Communal Facilities	Residents lounge and laundry room, guest suite available for hire, communal gardens and parking.
Tenure	Leasehold. Balance of a 125 year lease from 1 June 1997, current ground rent £510.19 per annum, current maintenance charge from 1st September 2026 £3358.86 per annum, which includes the 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. 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 development.

Council Tax

Property Information

Band C.

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>



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.