

O.I.R.O £60,000

Pearce Court, George Street

Gosport, PO12 4SZ

PROPERTY SUMMARY

This two bedroom retirement flat is situated within a well-established development, offering comfortable and practical accommodation. The property comprises a lounge/dining room, fitted kitchen with a range of units, two bedrooms and a bathroom. The flat would benefit from some updating, providing an excellent opportunity for a purchaser to personalise and improve to their own specification. The development offers a range of communal facilities including a residents' lounge/meeting area, laundry room and a guest suite available for hire for visiting family and friends. There are communal gardens for residents to enjoy, along with residents' parking. Conveniently located close to local shops, amenities and public transport links, the property is ideal for those seeking independent retirement living within a friendly community setting. Offered with no forward chain.

2

1

1











ENTRANCE HALL

LOUNGE 18' 2" x 9' 9" (5.54m x 2.98m) maximum measurements

KITCHEN 9' 8" x 7' 9" (2.97m x 2.38m)

BEDROOM ONE 11' 1" x 9' 3" (3.40m x 2.83m)

BEDROOM TWO 9' 9" x 7' 2" (2.99m x 2.19m)

BATHROOM

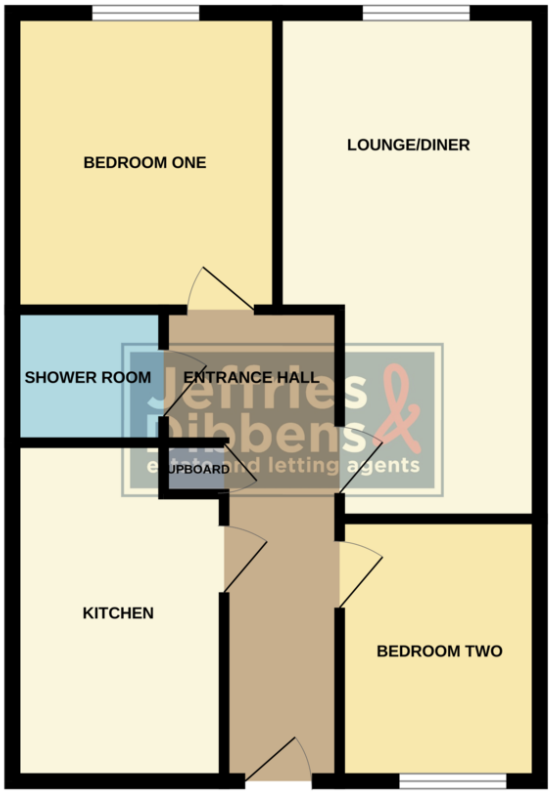
OUTSIDE

COMMUNAL GARDENS

AGENTS NOTES

Tenure; Leasehold
99 year lease from 19th August 1997
Service charge £327.98 per month

2ND FLOOR APARTMENT

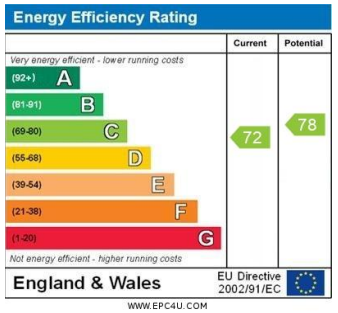


LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

Jeffries & Dibbens estate and letting agents

OFFICE ADDRESS
126 High Street, Gosport,
Hampshire, PO12 1DU

CONTACT
02392 602 155
gosport@dibbensproperty.co.uk
www.jdea.co.uk