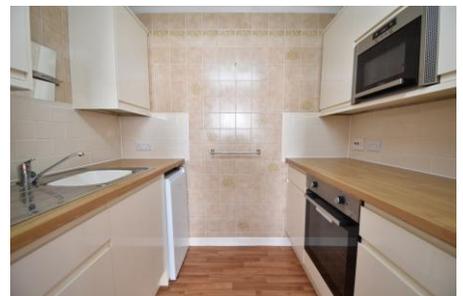


Homefort House, Stoke Road,
Gosport, Hampshire, PO12 1QG

£87,500



Retirement Apartment For The Over 60's
Independent Living

First Floor Position Near To Lift

Electric Heating

Four Piece Bathroom

Residents Communal Lounge

One Bedroom

PVCu Double Glazing

Modern Kitchen

Door Entry System & Emergency Call
Facility

No Forward Chain

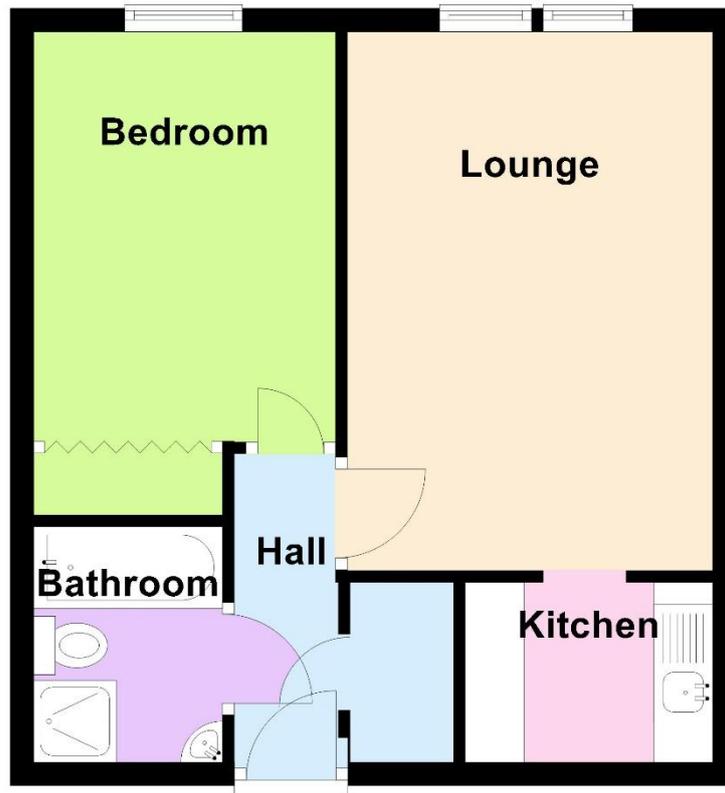
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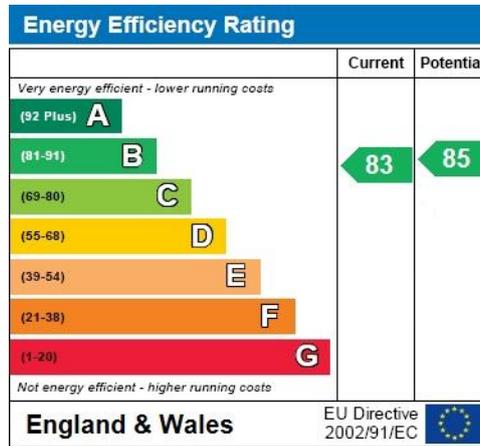
First Floor



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

Communal Entrance	Lift or stairs to each floor, the flat is located on the 1st floor.
Entrance Hall	Emergency assistance call panel incorporating door entry system, coved ceiling, storage cupboard with hot water tank and meters.
Lounge	15'6" (4.72m) x 10'6" (3.2m) 2 PVCu double glazed windows, emergency assistance pull cord, 2 wall uprighters, storage heater, coved ceiling, archway to:
Kitchen	7'3" (2.21m) x 5'5" (1.65m) Modern kitchen with cream fronted doors comprising single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and microwave, space for fridge with fridge to remain, extractor fan, tiled splashbacks, coved ceiling.
Bedroom	12'2" (3.71m) x 8'9" (2.67m) PVCu double glazed window, storage heater, built in wardrobe, coved ceiling.
Bathroom	Panelled bath, W.C., corner hand basin, separate shower cubicle, emergency assistance call button to bath panel, tiled walls, extractor fan, coved ceiling.
Residence Facilities	Communal lounge, laundry room, guest suite for hire, communal landscaped garden, casual parking area.
Tenure	<p>Leasehold. Balance of a 99 year lease from 1st September 1985. Current ground £511.26 per annum and maintenance charges £2510.64 per annum. 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.</p> <p>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.</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 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.