

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

£77,000



Retirement Apartment Located On The 3rd
Floor

One Bedroom With Built-In Wardrobe
Emergency Assistance Call Facility
Updating Required

No Forward Chain

Lift And Stairs To Each Floor

Door Security Phone

Residents Lounge And Laundry Room

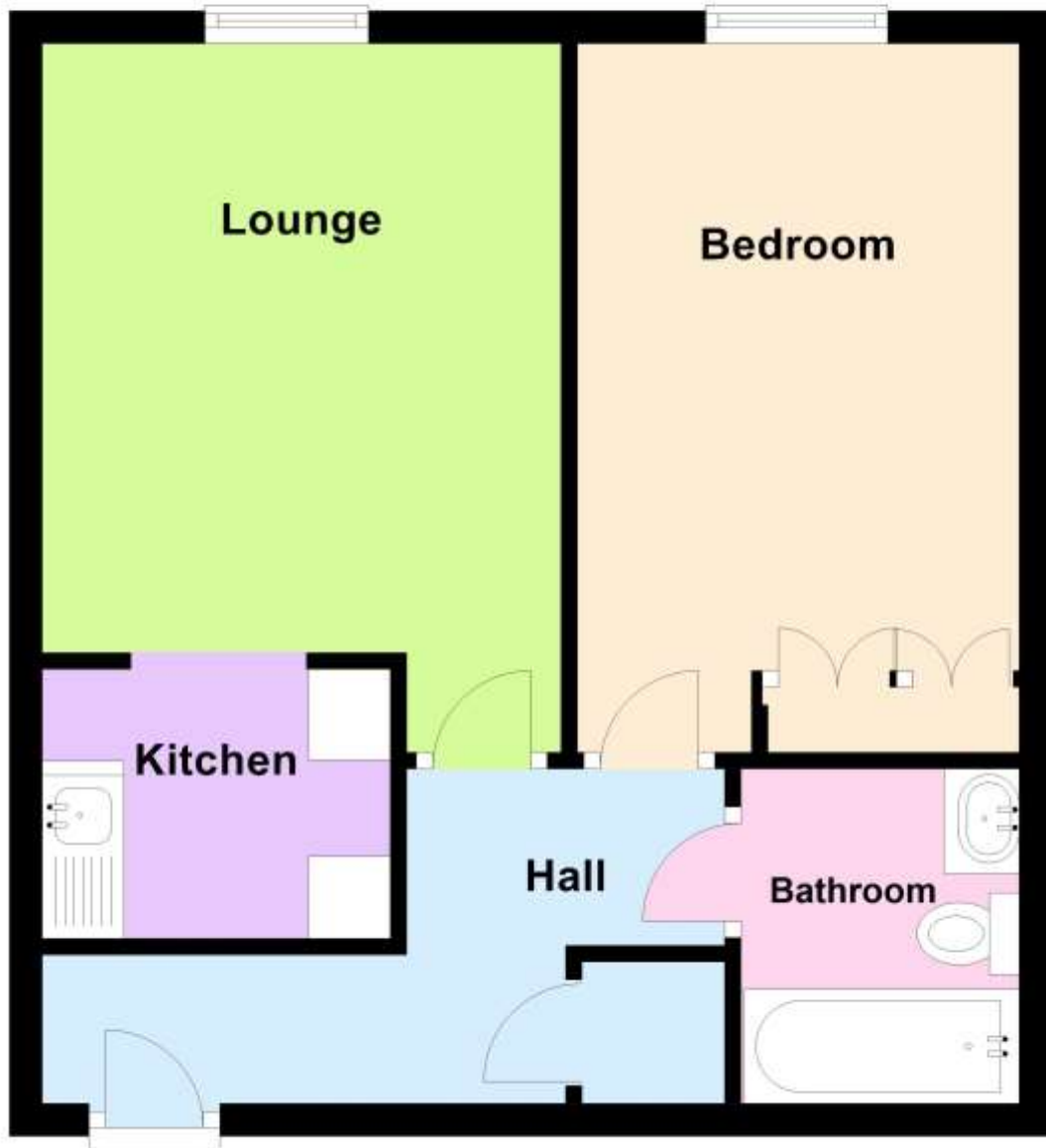
In Our Opinion Within Easy Reach Of
Stoke Road & Its Facilities

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE
Email: office@dimon-estate-agents.co.uk

To view all our properties visit:
www.GosportProperty.com

Second Floor Flat

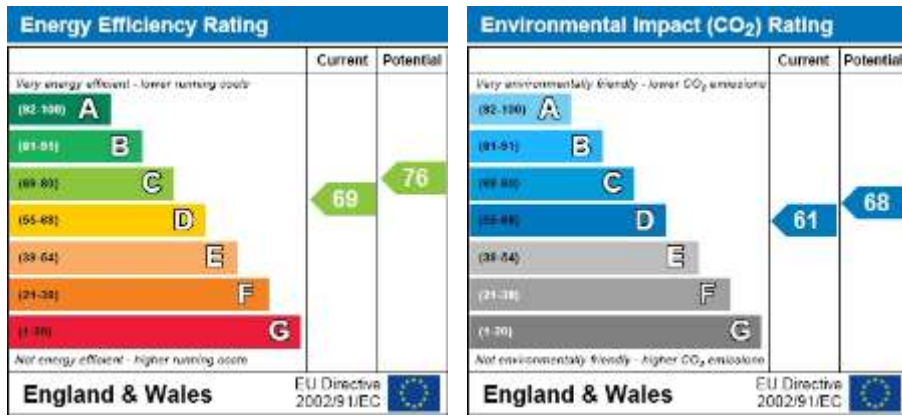


SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 49 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Communal Entrance	With lift and stairs to each floor. The flat is located on the 3rd floor, door entry system.
Entrance Hall	Emergency assistance control panel, access to loft area, storage cupboard with hot water tank and meters.
Lounge	12'2" (3.71m) x 10'4" (3.15m) PVCu double glazed window, storage heater, emergency assistance pull cord, 2 wall lights, coved ceiling, archway to:
Kitchen	7'1" (2.16m) x 5'4" (1.63m) Stainless steel single drainer sink unit, wall and base units with worksurface over, space for fridge/freezer, space for cooker, tiled splashbacks.
Bedroom	12'2" (3.71m) To Wardrobe x 8'9" (2.67m) PVCu double glazed window, built-in wardrobe, storage heater, wall light, emergency assistance call button, coved ceiling.
Bathroom	Panelled bath with Mira shower over, vanity hand basin with cupboard under, low level WC, coved ceiling.
Communal Facilities	Residents Lounge. Residents Guest Suite. Residents Parking. Laundry Room.
Tenure	Leasehold. Balance of a 99 year lease from 1st September 1985, current ground rent and current maintenance charge awaited from owner. We believe there is a 1% charge made when the property is sold paid by the seller at the time. 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.

Directions

From our office proceed out of Gosport along Stoke Road, Homefort House will be found on the right hand side on the corner of St Andrews Road.



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.