

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

£109,950



First Floor Retirement Apartment  
Lounge With Double Doors To Kitchen  
In Our Opinion Nicely Presented  
PVCu Double Glazing  
Residents Lounge

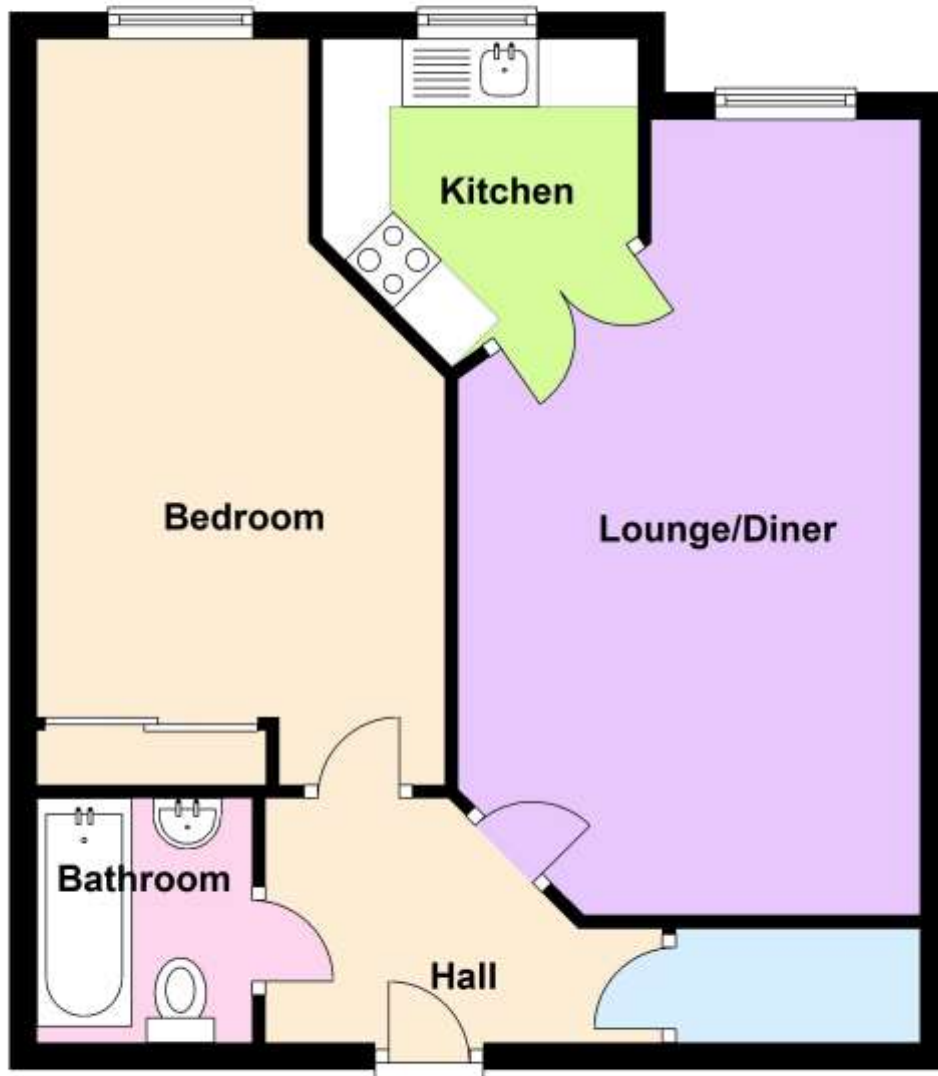
One Bedroom  
Bedroom Fitted With Wardrobes  
Electric Heating  
Residents Lift  
No Forward Chain

**023 9258 5588**

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

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## First Floor



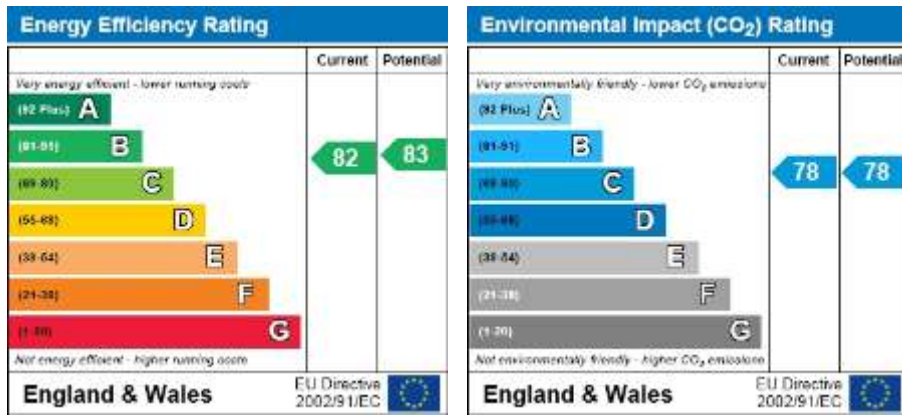
SELLING YOUR OWN PROPERTY IN GOSPORT?

WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 48 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Communal Entrance	Door security system, lifts to all floors.
Entrance Hall	Airing and storage cupboard, emergency assistance control panel, textured and coved ceiling, Georgian style glazed door to:
Lounge	19'7" (5.97m) x 10'8" (3.25m) PVCu double glazed window, storage heater, textured and coved ceiling, 2 wall lights, emergency assistance pull cord, Georgian style glazed door to:
Kitchen	7'8" (2.34m) x 6'11" (2.11m) Approx average, Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built-in oven and 4 ring electric hob with cooker hood over, space for fridge and freezer, PVCu double glazed window, tiled splashbacks, electric wall mounted fan heater, emergency assistance pull cord, textured ceiling.
Bedroom	16'3" (4.95m) To Wardrobe x 9'2" (2.79m) Narrowing To, 4'5" (1.35m) PVCu double glazed window, storage heater, built-in wardrobe with mirror fronted sliding doors, emergency assistance pull cord, 2 wall lights, textured and coved ceiling.
Bathroom	Panelled bath with Aqualisha shower over, low level W.C., vanity hand basin with cupboard under, tiled splashbacks, wall mounted fan heater, emergency assistance button in bath panel, electric heated towel rail, extractor fan, textured and coved ceiling.
Communal Facilities	Residents lounge with kitchen area and laundry room, communal parking and gardens with seats around the garden.
Tenure	Leasehold, details available upon request. Leasehold. Balance of a 125 year lease from 1st June 1997, current ground rent and current maintenance charge £2,400. We understand on the future sale of this property there is an exit fee for the owner at that time to pay 2% of the purchase price or sale whichever is the lower. 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 and into the one-way system follow the road as it forks to the left into Bury Road. Proceed through the traffic lights and having passed the Fire and Ambulance Stations turn left into Jellicoe Avenue. Canberra Close will be found almost immediately on the right with Pilbrow Court being the 1st block on the right.



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.