

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

£89,950



Ground Floor Retirement Apartment  
PVCu Double Glazing  
Kitchen With White Fronted Units  
Door Security Phone  
Convenient To Stoke Road And Its  
Facilities

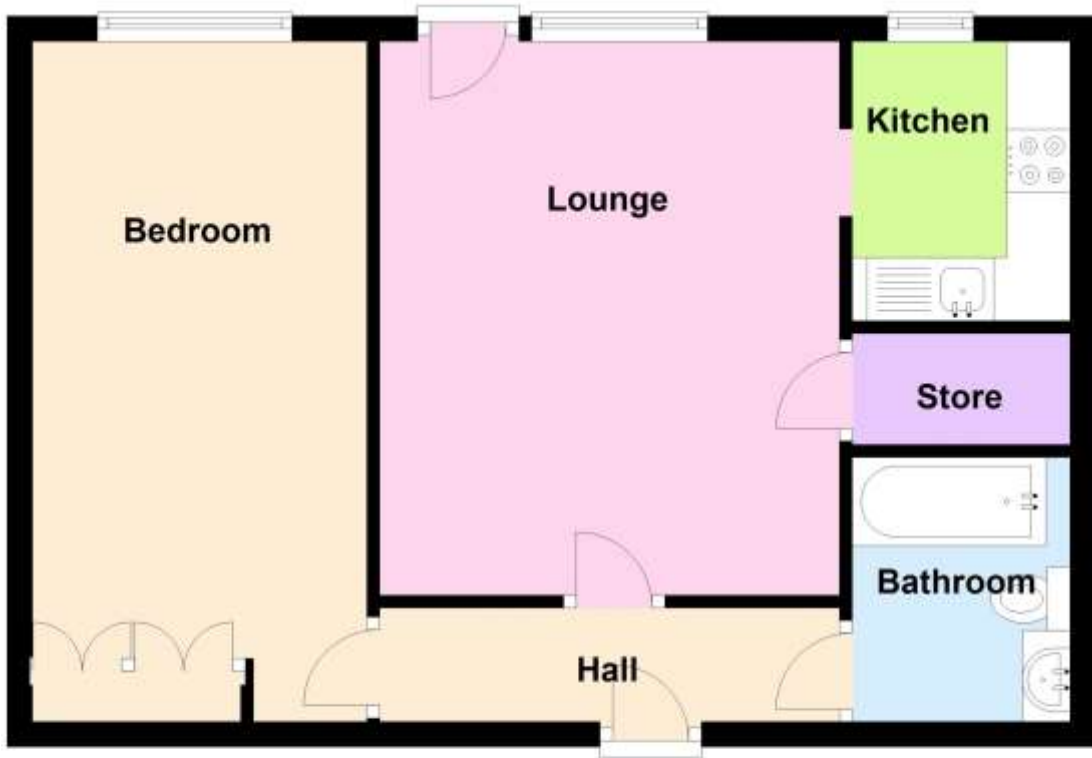
One Bedroom  
Electric Heating  
Emergency Call Facility  
Residents Lounge & Laundry Room

**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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## Ground Floor



SELLING YOUR OWN PROPERTY IN GOSPORT?

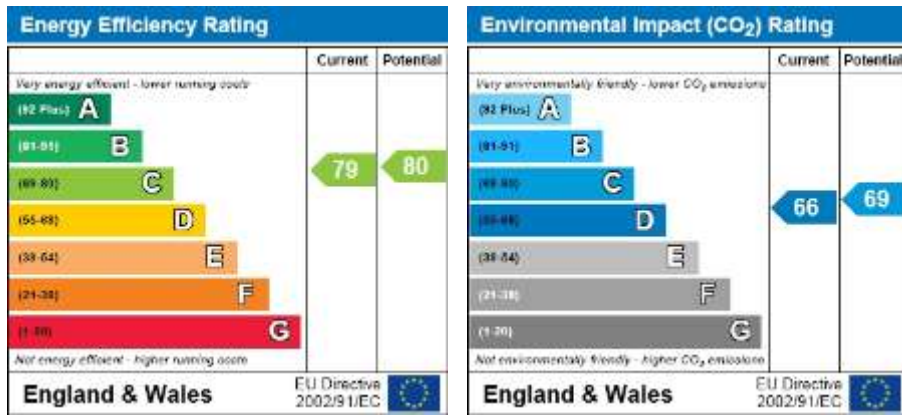
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 49 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Communal Entrance	This apartment is located on the ground floor.
Entrance Hall	Emergency assistance call panel incorporating door entry system, coved ceiling.
Lounge	14'4" (4.37m) x 11'11" (3.63m) PVCu double glazed window and door giving access to communal garden, airing and storage cupboard incorporating electric meters, storage heater, emergency assistance pull cord, 2 wall lights, coved ceiling, archway to:
Kitchen	7'3" (2.21m) x 5'7" (1.7m) Single drainer stainless steel sink unit, white fronted wall and base units with worksurface over, electric cooker to remain, fridge to remain, PVCu double glazed window, tiled splashbacks, extractor fan, coved ceiling.
Bedroom	17'8" (5.38m) x 8'8" (2.64m) PVCu double glazed window, built-in wardrobe, 2 wall lights, coved ceiling, storage heater (not working), emergency assistance call button.
Bathroom	Panelled bath with emergency assistance call button to bath panel with Triton shower over, WC, vanity hand basin with cupboard under, extractor fan, wall mounted electric heater.
Tenure	Leasehold, a balance of a 99 year lease from the 1st September 1985, current ground rent £510.00 per year and maintenance charges £2300.00 per year. 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, where Homefort House will be found on the right hand side just before 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.