

Alver Quay, Prince Alfred St, Gosport,
Hampshire, PO12 1SR

£129,995



Retirement Apartment With Two Bedrooms
Separate Kitchen
Newly Fitted Shower Room
Lift To All Floors
Casual Parking

Second Floor Position
Lounge With Bay Window
Double Glazing And Electric Heating
Communal Garden And Residents Lounge
Emergency Call Facility

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Second Floor Flat

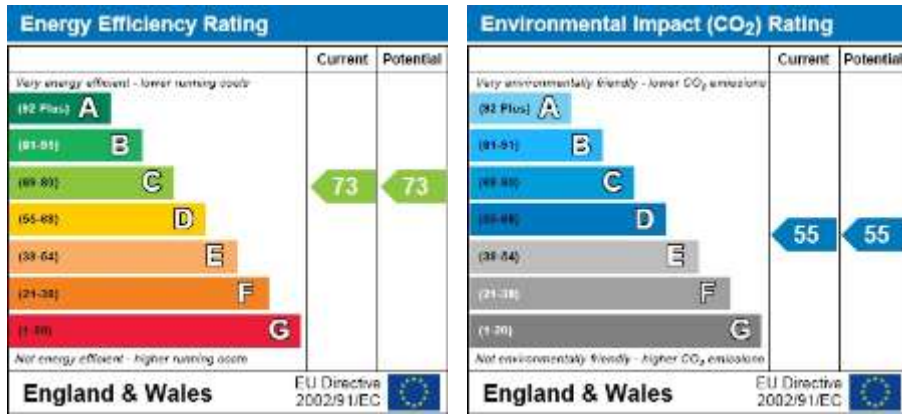


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Communal Entrance	With door security system, lift or stairs to each floor, the flat is located on the 2nd floor.
Entrance Hall	Glazed hardwood front door, meter cupboard, airing cupboard, door security phone and emergency assistance call panel, access to loft space.
Lounge	18'11" (5.77m) Into Bay x 10'10" (3.3m) Max PVCu double glazed window, storage heater, electric panel heater, emergency assistance pull cord, coved ceiling.
Kitchen	9'10" (3m) x 7'2" (2.18m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built-in oven, 4 ring electric hob, space for fridge/freezer, plumbing for washing machine and dishwasher, tiled splashbacks, wall mounted fan heater, emergency assistance pull cord, timber window with double glazed insert.
Bedroom 1	12'4" (3.76m) Into Recess x 9'3" (2.82m) Built-in double cupboard, wall units over bed recess, PVCu double glazed window, electric panel heater, emergency assistance pull cord.
Bedroom 2	9'6" (2.9m) x 6'8" (2.03m) Built-in cupboard, electric panel heater, emergency assistance pull cord.
Shower Room	Recently Re-fitted with new modern white suite of double sized shower cubicle with Triton shower, vanity hand basin with cupboard under, low level WC, tiled splashbacks, wall mounted fan heater, extractor fan, emergency assistance pull cord.
Communal Facilities	Residents casual parking. Residents lounge. Guest suite. Laundry room. Garden.
Tenure	Leasehold, a balance of a 99 year lease from the 25th July 1996. Details of current service charge awaited from owner. There is a sinking fund contribution on the future sale of the property which is calculated as 0.8% of your purchase price times the number of years you own the property. 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 the South Relief Road turn into Alver Road, turn right at the crossroads into Price Alfred Street, Alver Quay will be found directly ahead as the road forks to 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. 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.