

Alver Quay, Alver Quay, Gosport,  
Hampshire, PO12 1SR

£115,000



First Floor Retirement Apartment

Views Over Workhouse Lake From Lounge  
And Bedroom

Re-Fitted Bathroom

Residents Lounge

One Bedroom

PVCu Double Glazing

Electric Heating

No Forward Chain

**023 9258 5588**

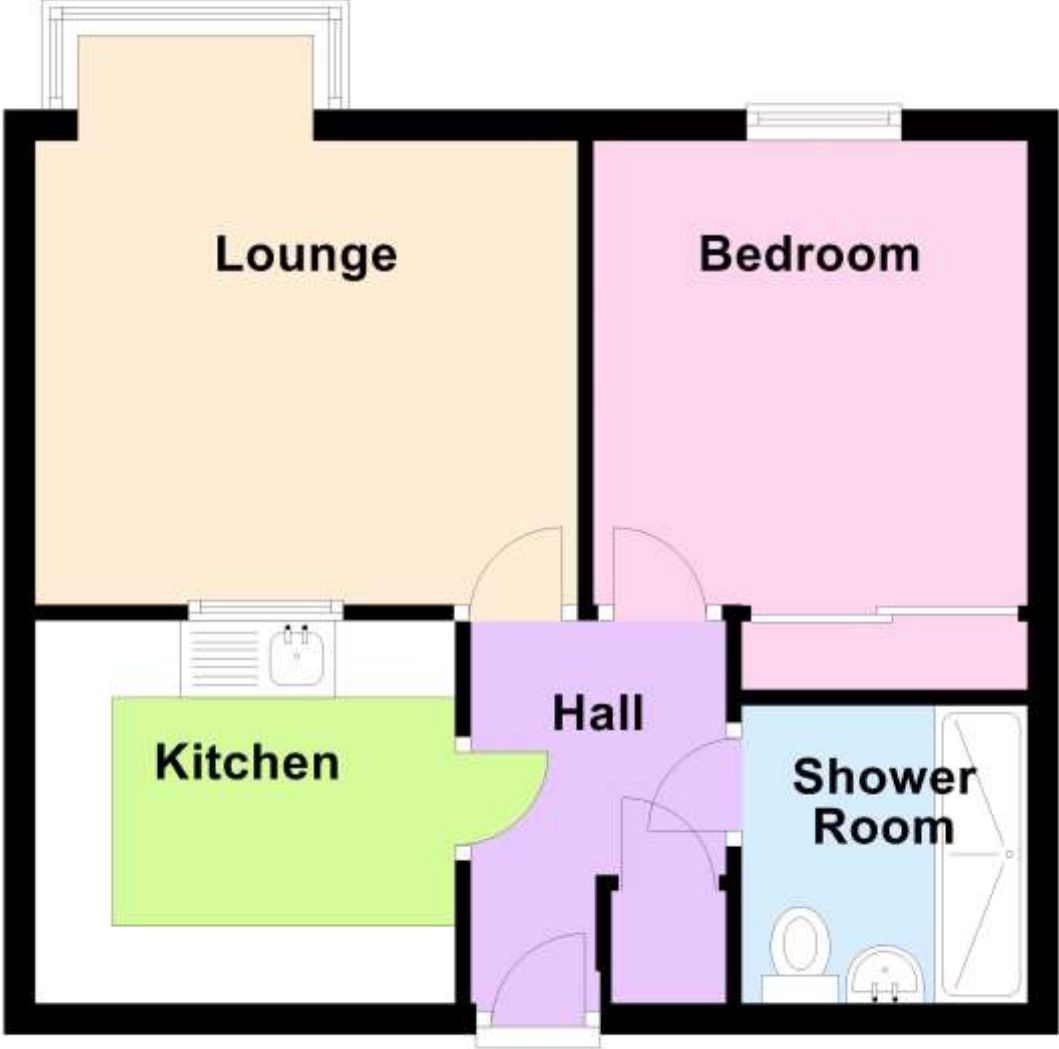
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

To view all our properties visit:

[www.GosportProperty.com](http://www.GosportProperty.com)

# First Floor

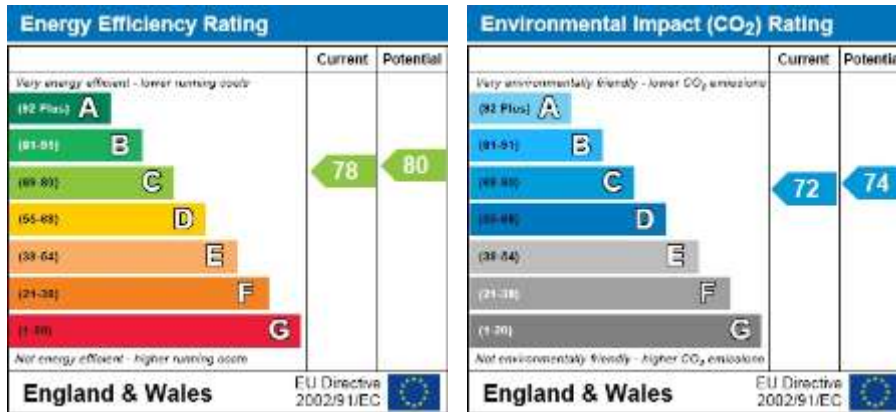


SELLING YOUR OWN PROPERTY IN GOSPORT?  
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 49 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Communal Entrance	With door security system, lift or stairs to each floor.
Additional Side Entrance	With stairs, this is the most direct route.
Communal Hall	
Entrance Hall	Storage heater, airing cupboard, door entry phone, emergency assistance call facility.
Lounge	12'7" (3.84m) x 13'1" (3.99m) PVCu double glazed window with views over Workhouse Lake, emergency assistance pull cord, storage heater, coved ceiling.
Kitchen	9'8" (2.95m) x 7'4" (2.24m) Single drainer stainless steel sink unit, wall and base units with worksurface over, electric cooker point, plumbing for washing machine, space for fridge/freezer, tall standing storage cupboard, tiled splashbacks, oak flooring, emergency assistance pull cord, extractor fan.
Bedroom	10'3" (3.12m) x 9'5" (2.87m) PVCu double glazed window with views over Workhouse Lake, built-in wardrobe with mirror fronted sliding doors with rail and shelf, emergency assistance pull cord, electric panel heater.
Shower Room	Shower cubicle, vanity hand basin with cupboard under, WC with concealed cistern, attractive wall tiling, medicine cabinet with inset lighting, extractor fan, electric chrome heated towel rail, emergency assistance pull cord.
OUTSIDE	Casual parking. Communal garden area.
Communal Facilities	Residents lounge. Guest suite. Laundry room.
Tenure	Leasehold. Balance of a 99 year lease from 9th November 1999, current service charge £167.00 per month.  There is a sinking fund contribution on the future sale of the property which is currently calculated as 1.2% of your purchase price x 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 right into Alver Road and right again at the crossroads into Prince 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:
<a href="#" style="color: #00bcd4; text-decoration: none;">Viewing Notes</a>		

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.