

Canberra Court, Canberra Close,
Alverstoke, Gosport, Hampshire, PO12 2NY

£119,995



First Floor Retirement Apartment

One Bedroom

Shower Room

Electric Heating

Residents` Lift

Sought After Location

Separate Kitchen With Window

Double Glazing

Communal Parking

No Forward Chain

023 9258 5588

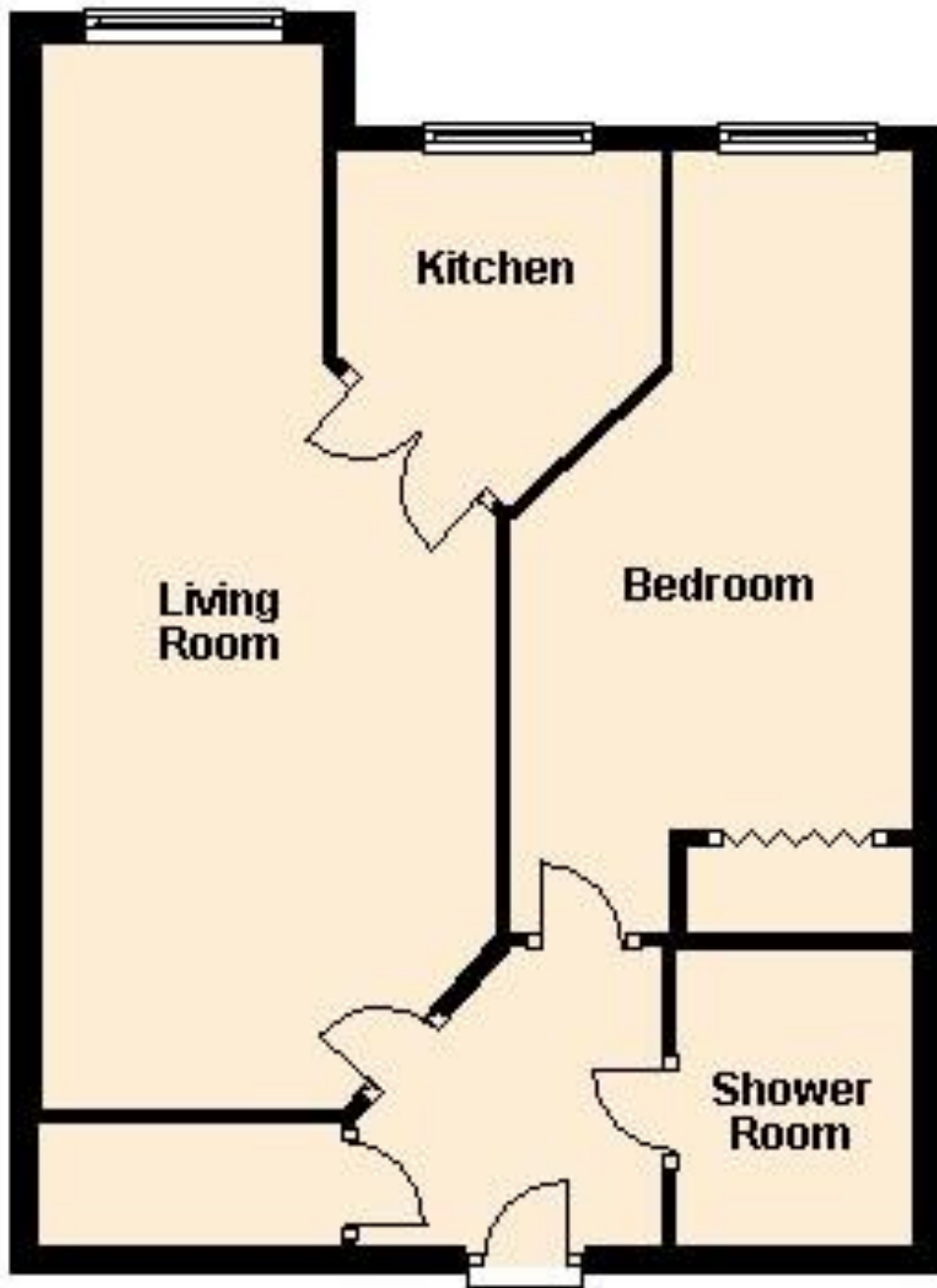
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: office@dimon-estate-agents.co.uk

To view all our properties visit:

www.GosportProperty.com

Floor Plan



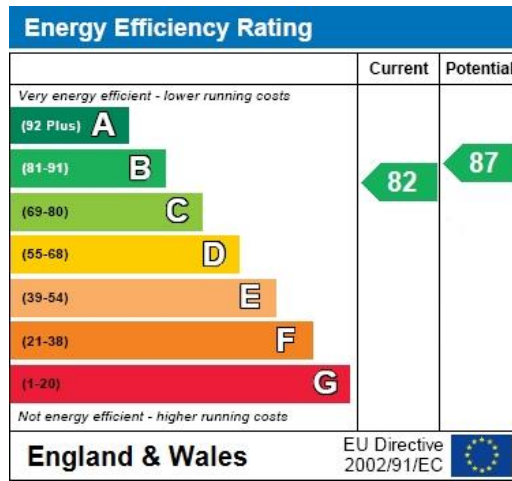
SELLING YOUR OWN PROPERTY IN GOSPORT?

WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 50 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Communal Entrance	Door security system, lift to each floor.
Entrance Hall	Emergency assistance call panel, door security entry system, large walk in airing cupboard, meter cupboard.
Lounge / Dining Room	25'0" (7.62m) x 10'7" (3.23m) narrowing to 6`8, PVCu double glazed window, fire surround with marble style inset and hearth, electric fire, storage heater, emergency assistance pull cord, glazed double doors to:
Kitchen	7'7" (2.31m) x 7'5" (2.26m) Average, single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob, space for fridge and freezer, tiled splashbacks, PVCu double glazed window, emergency assistance pull cord, wall mounted fan heater, cooker extractor hood, coved ceiling.
Bedroom	18'3" (5.56m) Max x 9'4" (2.84m) Max PVCu double glazed window, storage heater, built in wardrobe with mirror fronted folding doors, emergency assistance pull cord.
Shower Room	Double sized shower cubicle, vanity hand basin, low level W.C., extractor fan, emergency assistance button, wall mounted fan heater, electric towel rail, tiled walls.
Communal Facilities	Residents` lounge, laundry room, guest suite for hire, parking and garden.
Tenure	Leasehold. Balance of a 125 year lease from February 2001, current ground rent and maintenance charge awaited from owner.

We understand on the future sale of the property there is an exit fee for the owner at that time to pay 2% which is calculated as 1% of purchaser price and 1% of purchase price or sale price whichever is lower. Purchasers should be aware that they would need to be over the age of 60 to purchase and in the case of a couple, one must be 60 years and the partner must be 55 years or over.

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.



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 you legal representative to confirm this information before exchanging contracts.