

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

£89,000



2nd Floor Retirement Flat For Over 60's  
Independent Living

Kitchen With Window

Electric Heating

Door Security Entry System

No Forward Chain

Lounge

Re-Fitted Wet Room

Residents Lift

Communal Lounge, Laundry Room,  
Parking, Gardens & Guest Suite For Hire  
Convenient To Stoke Road & Its Facilities

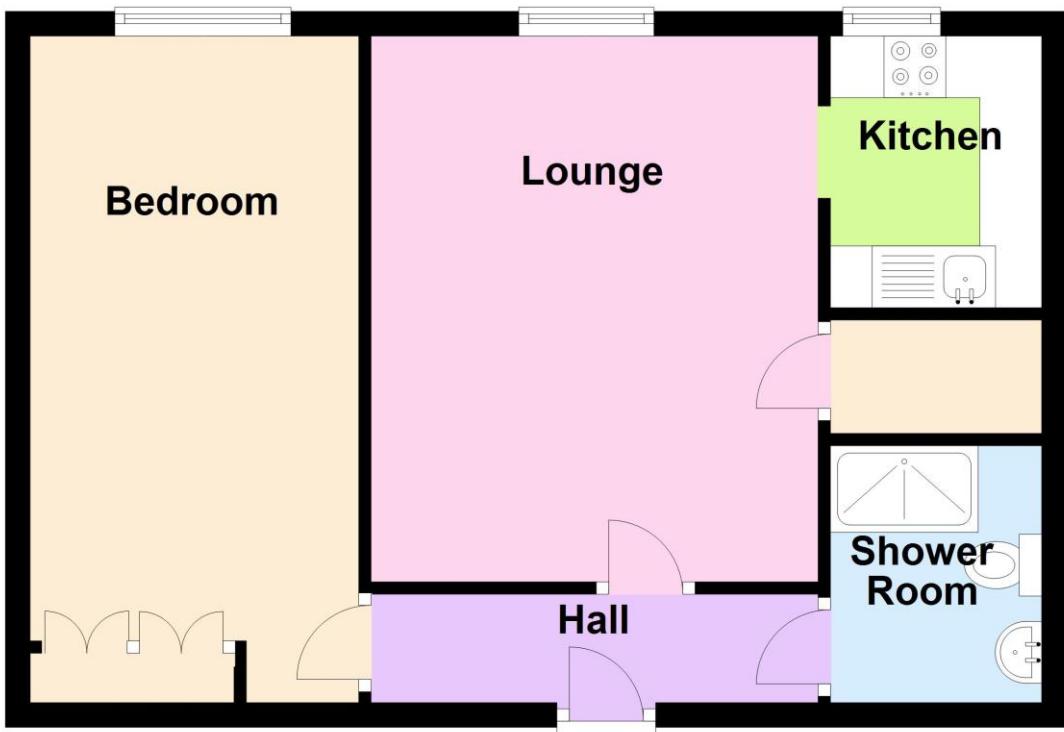
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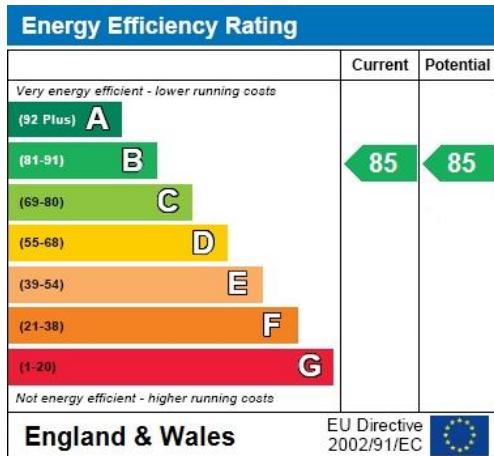
## Second Floor



SELLING YOUR OWN PROPERTY IN GOSPORT?

WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Communal Entrance	Lift or stairs to each floor. The flat is located on the 2nd floor.
Entrance Hall	Emergency assistance call panel incorporating door entry system, coved ceiling.
Lounge	14'6" (4.42m) x 11'9" (3.58m) PVCu double glazed window, storage heater, airing and storage cupboard with meters, emergency assistance pull cord, coved ceiling, 2 wall lights, archway to:
Kitchen	7'3" (2.21m) x 5'7" (1.7m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, tiled splashbacks, coved ceiling, electric cooker point (cooker to remain), PVCu double glazed window, space for fridge.
Bedroom	17'9" (5.41m) x 8'8" (2.64m) Built in double cupboard, storage heater, PVCu double glaze window, 2 wall lights, coved ceiling.
Wet Room	Re-fitted with white suite of pedestal hand basin, low level W.C., Mira shower, low level shower screens, tiled walls, wall mounted fan heater, extractor fan, emergency assistance button.
Communal Facilities	Communal landscaped garden area, residents lounge, laundry room, guest suite available for rent.
Tenure	Leasehold. Balance of a 99 year lease from 1st September 1985, current ground £255.63 per annum and maintenance charges £1664.39 per annum. We believe the maintenance charges include water, sewage and building insurance.  We believe there is a 1% charge made when the property is sold paid by the seller at the time.
	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. The development is designed for independent, active living. There are no care related services available.
	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.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Council Tax	Band B.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a> For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a> .



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.