

Pilbow Court, Canberra Close,  
Alverstoke, Gosport, Hampshire, PO12 2NZ

£175,000



Second Floor Retirement Apartment For  
Over 60's Independent Living

Corner Position On Twin Aspect Making A  
Nice Bright Flat

Separate Shower Room

Lift

Communal Lounge & Laundry Room

Two Bedrooms

Main Bedroom With En-Suite Shower  
Room

PVCu Double Glazing & Electric Heating

Emergency Assistance Call Facility

No Forward Chain

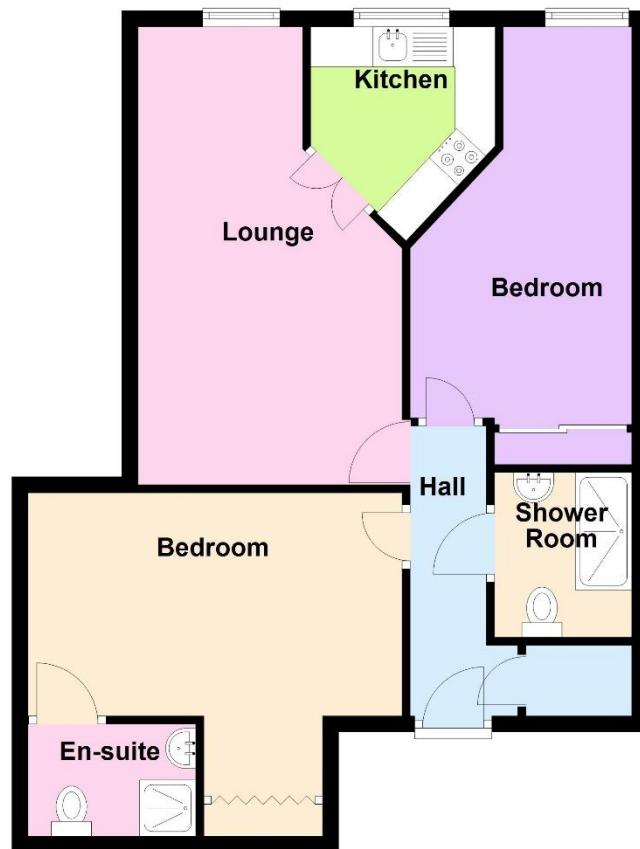
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## Second Floor



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 in a tucked away corner position.
Entrance Hall	Storage heater, emergency assistance call facility incorporating door entry system, airing cupboard with meters, storage space, coved ceiling.
Lounge	18'5" (5.61m) x 10'5" (3.18m) Twin aspect room with 2 PVCu double glazed windows, cove ceiling, emergency assistance pull cord, 2 storage heaters, glazed French doors to:
Kitchen	7'7" (2.31m) x 6'7" (2.01m) average - irregular shape, Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with extractor canopy over, space for fridge/freezer, tiled splashbacks, PVCu double glazed window, emergency assistance pull cord, wall mounted fan heater, coved ceiling.
Bedroom 1	15'3" (4.65m) To Wardrobe x 12'2" (3.71m) To Wardrobe narrowing to 9'1 (2.77m), PVCu double glazed window, built in wardrobe with mirror fronted folding doors, storage heater, coved ceiling, emergency assistance pull cord.
En-Suite Shower Room	Shower cubicle with Mira shower, pedestal hand basin, low level W.C., tiled walls, heated towel rail, coved ceiling, extractor fan, wall mounted fan heater.
Bedroom 2	15'3" (4.65m) To Wardrobe x 9'3" (2.82m) Max PVCu double glazed window, electric panel heater, built in wardrobe with mirror fronted folding doors, coved ceiling, emergency assistance pull cord.
Shower Room	Double sized shower cubicle with screen, vanity hand basin, low level W.C., aqua panel splashbacks, electric heated towel rail, laminate flooring, coved ceiling, emergency button to shower tray, wall mounted fan heater.
Communal Facilities	Residents lounge, laundry room, guest suite for hire.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	Leasehold. Balance of a 125 year lease from 1 June 1997, current ground rent £649.32 per annum, current maintenance charge from 1st September 2025 £4854.93 per annum which includes water, sewage and building insurance.
	We understand on the future sale of the property there is an exit fee for the owner at that time to pay of 2%. This is calculated as 1% of previous purchase price and 1% of either the previous purchase price or current 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. The development is designed for independent, active living. There are no care related services available.

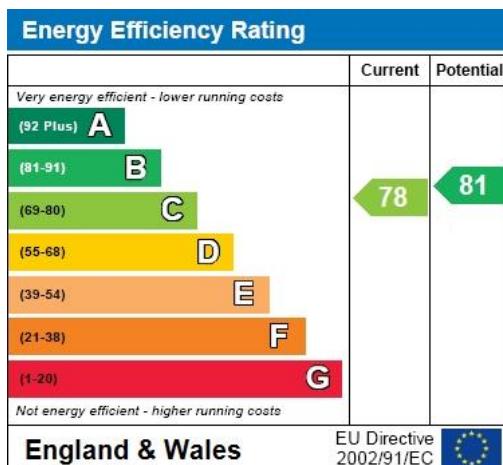
These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.

Council Tax

Band C.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>  
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



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.