

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

£90,000



One Bedroom Retirement Apartment

PVCu Double Glazing

Kitchen With Window

Communal Residents Lounge And Laundry
Room

First Floor Location With Lift

Economy 7 Heating

Security Entry System

In Our Opinion, Convenient Location

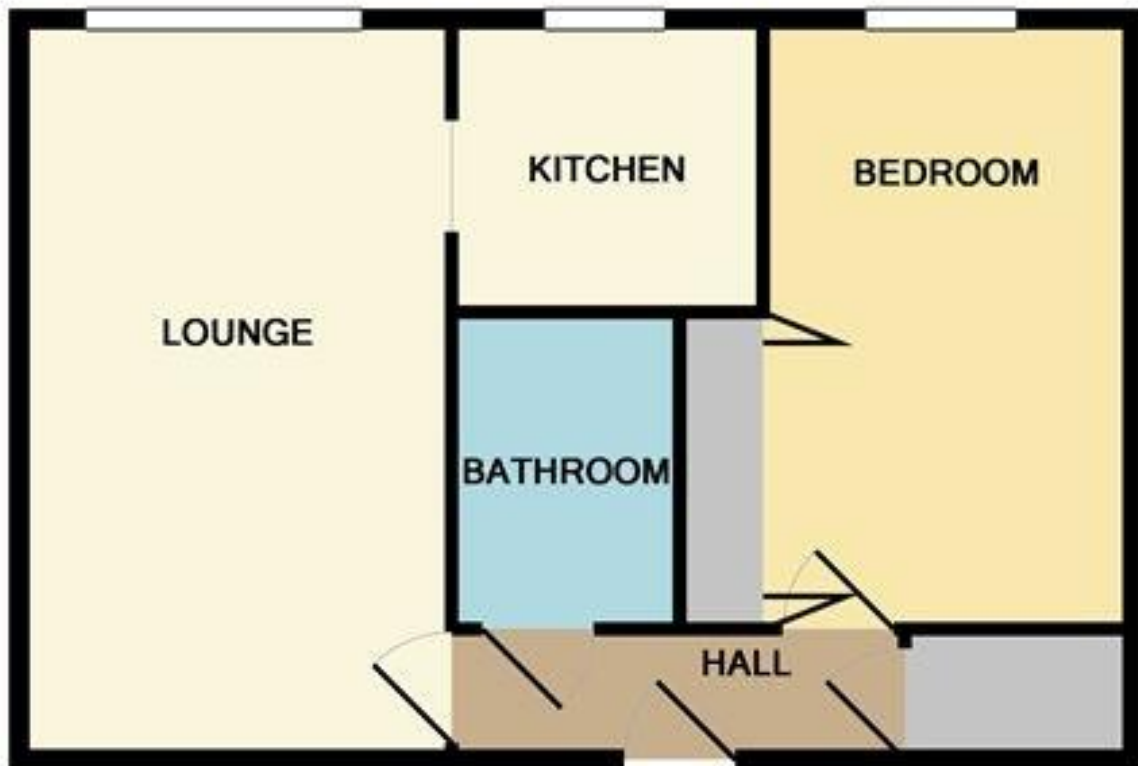
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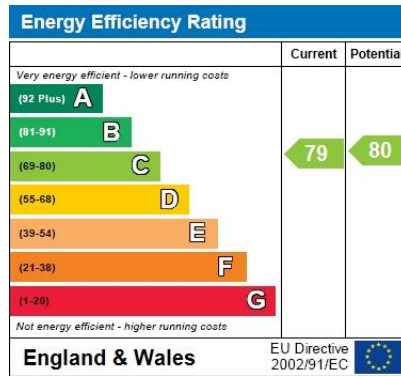
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Communal Entrance Hall	With lift and stairs to all floors.
Entrance Hall	With airing / storage cupboard housing electric meter, warden assistance call control panel incorporating door entry system, textured and coved ceiling
Lounge	17'6" (5.33m) x 10'3" (3.12m) PVCu double glazed window, electric panel heater, emergency assistance pull cord, 2 wall lights, texture and coved ceiling, archway to:
Kitchen	7'4" (2.24m) x 7'0" (2.13m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, tiled walls, space for fridge, PVCu double glazed window, extractor fan, textured and coved ceiling.
Bedroom	14'5" (4.39m) x 8'8" (2.64m) PVCu double glazed window, built-in double wardrobe, storage heater, 2 wall lights, emergency assistance button, textured and coved ceiling.
Bathroom	Panelled bath with electric shower over, vanity hand basin with cupboard under, W.C., fully tiled walls, electric wall fire, textured and coved ceiling, emergency assistance call button in bath panel, extractor fan.
Outside	Communal garden and residents car park.
Communal Facilities	Lounge, laundry room, guest suite.
Tenure	<p>Leasehold. Balance of a 99 year lease from 1st September 1985, current ground rent £511.26 per annum and maintenance charge £1747.94 per annum which include water, sewage and building insurance.</p> <p>We believe there is a 1% charge made when the property is sold paid by the seller at the time.</p> <p>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.</p>
Council Tax	Band B.



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.