

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

£95,000



Top Floor Retirement Flat For Over 60's  
Independent Living

Re-Fitted Kitchen

Electric Heating

Lift To All Floor

Convenient To Stoke Road Facilities

One Bedroom

Re-Fitted Bathroom

Newly Decorated & Carpeted

Communal Residents Lounge & Laundry  
Room

No Forward Chain

**023 9258 5588**

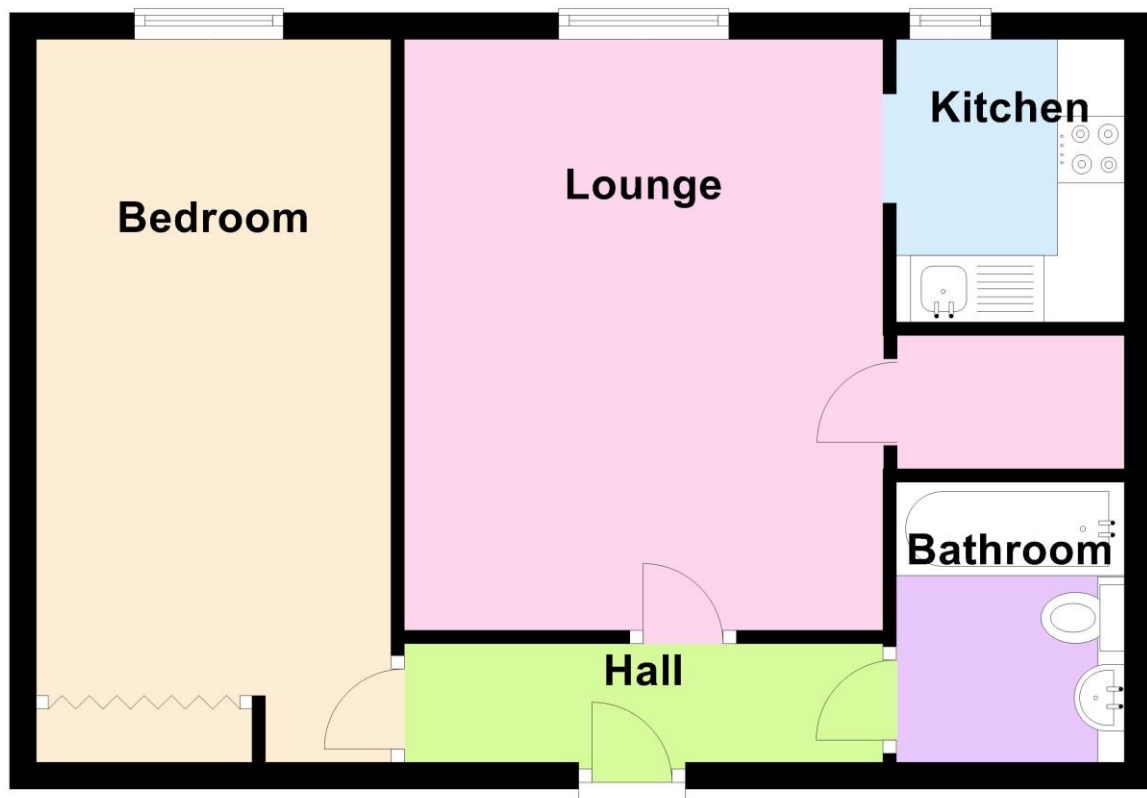
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

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)**

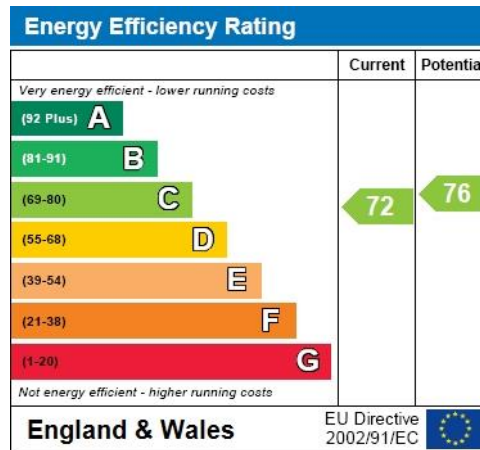
## Third Floor



SELLING YOUR OWN PROPERTY IN GOSPORT?

WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 54 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Communal Entrance	With lift and stairs to each floor. The flat is located on the top floor
Entrance Hall	Emergency assistance call panel incorporating door entry phone, coved ceiling.
Lounge	14'6" (4.42m) x 11'9" (3.58m) PVCu double glazed window, storage heater, 2 wall lights, coved ceiling, airing and storage cupboard, emergency assistance pull cord, archway to:
Kitchen	6'11" (2.11m) x 5'7" (1.7m) Refitted with a range of white fronted wall and base units with worksurface over, composite sink unit, built in oven and 4 ring electric hob with cooker extractor canopy over, PVCu double glazed window, tiled splashbacks, coved ceiling.
Bedroom	17'9" (5.41m) x 8'8" (2.64m) PVCu double glazed window, storage heater, built in wardrobe with folding doors, coved ceiling, 2 wall lights, emergency assistance call button.
Bathroom	Refitted with white suite of panelled bath, shower screen and Triton shower, vanity hand basin, low level W.C. with concealed cistern, aqua panel splashbacks, coved ceiling.
Outside	Communal landscaped garden and residents casual parking.
Communal Facilities	Residents lounge, laundry room and guest suite available for hire.
Tenure	<p>Leasehold. Balance of a 99 year lease from 1st September 1985, current ground £511.26 per annum and maintenance charges £3495.88 per annum. We believe the maintenance charges 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:
<a href="#">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.