

Alver Quay, Prince Alfred Street,
Gosport, Hampshire, PO12 1SR

£168,000



Retirement Apartment For Over 60`s
First Floor Location
Re-Fitted Kitchen
PVCu Double Glazing
Residents Lift, Parking & Communal
Lounge

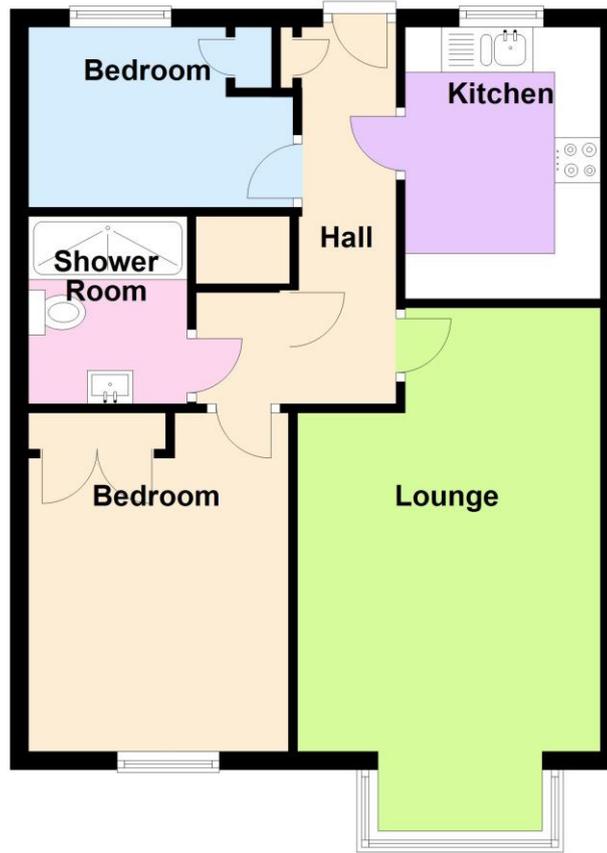
Two Bedrooms
Views Over Work House Lake
Shower Room
Electric Heating
No Forward Chain

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE
Email: office@dimon-estate-agents.co.uk

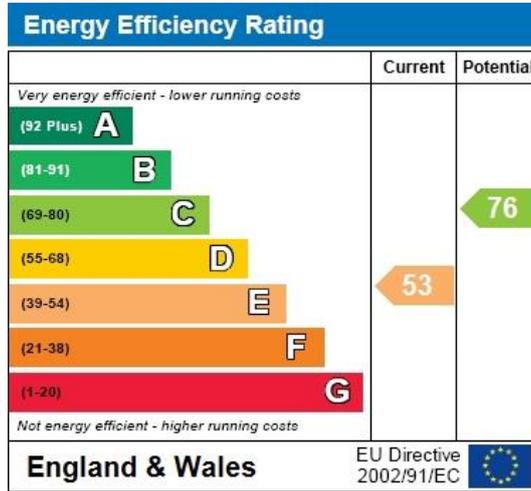
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First Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Communal Entrance Hall	With lift or stairs to each floor. The flat is located on the 1st floor.
Entrance Hall	Glazed front door, meter cupboard, airing cupboard, storage heater, laminate flooring, emergency assistance call panel, door entry phone.
Lounge	18'8" (5.69m) Into Bay x 10'11" (3.33m) PVCu double glazed window, storage heater, laminate flooring, coved ceiling, electric panel heater.
Kitchen	9'9" (2.97m) x 7'2" (2.18m) 1 1/2 bowl 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, pelmet lighting, laminate flooring, emergency assistance pull cord, integrated dishwasher, tiled splashbacks.
Bedroom 1	12'4" (3.76m) Into Recess x 9'4" (2.84m) PVCu double glazed window, built in double cupboard, laminate flooring, emergency assistance pull cord.
Bedroom 2	9'6" (2.9m) Max x 6'8" (2.03m) PVCu double glazed window, electric panel heater, built in single cupboard, laminate flooring, emergency assistance pull cord.
Shower Room	6'8" (2.03m) x 5'8" (1.73m) White suite of shower cubicle with Mira shower, low level W.C., vanity hand basin with cupboard under, tiled splashbacks, extractor fan, emergency assistance pull cord.
Communal Facilities	Residents communal lounge and laundry room, guest suite available to rent for the house manager, casual parking, communal areas to side and around the development including a garden area.
Tenure	<p>Leasehold. Balance of 99 year lease from 7th August 2001. Current service charge £297.06 per month.</p> <p>There is a sinking fund contribution on the future sale of the property which is currently calculated as 1.2% of your purchase price x the number of years you own the property.</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 C.



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.