

Canberra Court, Canberra Close,
Alverstoke, Gosport, Hampshire, PO12 2NY

£125,000



2nd Floor Retirement Apartment For
Independent Living

Recently Decorated & Carpeted

Shower Room

Residents Lounge

No Forward Chain

Two Bedrooms

Separate Kitchen With Built In Cooker &
Hob

Lift To All Floors

Emergency Assistance Call Facility

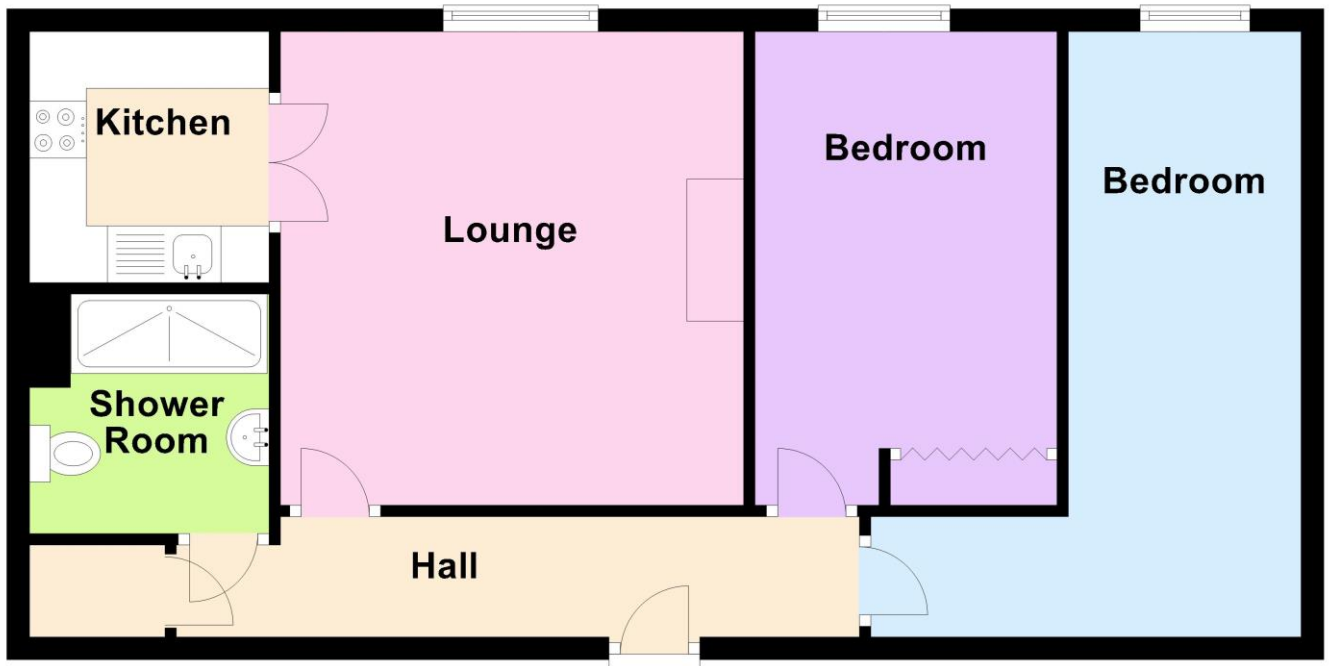
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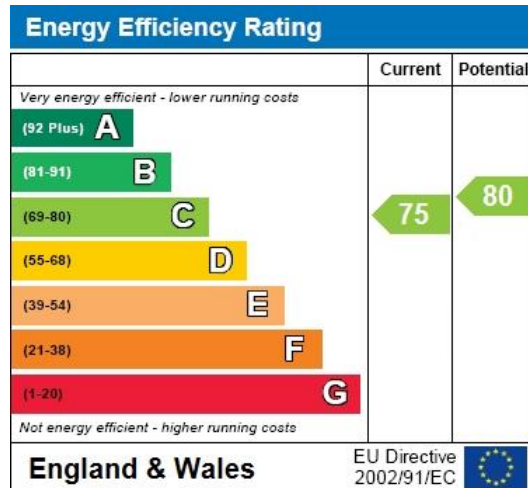
Second Floor



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

Communal Entrance	With door entry system, lift and stairs to all floors. The flat is located on the 2nd floor.
Entrance Hall	Storage heater, emergency assistance call panel incorporating door entry facility, coved ceiling, airing cupboard.
Lounge	13'7" (4.14m) x 13'5" (4.09m) PVCu double glazed window, fireplace with electric fire to remain, storage heater, coved ceiling, emergency assistance pull cord, glazed French doors to:
Kitchen	7'3" (2.21m) x 6'11" (2.11m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven, space for fridge and freezer, electric hob with cooker extractor canopy over, tiled splashbacks, emergency assistance pull cord, wall mounted fan heater.
Bedroom 1	13'8" (4.17m) Into Recess x 8'8" (2.64m) PVCu double glazed window, built in wardrobe with mirror folding doors, emergency assistance pull cord, coved ceiling, built in dressing table, cupboards and drawers, storage heater.
Bedroom 2	17'6" (5.33m) x 6'9" (2.06m) PVCu double glazed window, electric panel heater.
Shower Room	Double size shower cubicle, vanity hand basin, low level W.C., tiled walls, coved ceiling, emergency assistance call button to side of shower, coved ceiling, electric towel rail.
Communal Facilities	Residents lounge, laundry room, guest suite, communal parking and garden.
Tenure	<p>Leasehold. Balance of a 125 year lease from 1 February 2000, current ground rent £825.15 per annum, current maintenance charge £4476.66 per year.</p> <p>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.</p> <p>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.</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 D.



Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
<p style="text-align: center; color: #00AEEF;">Viewing Notes</p>		

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.