

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

£103,000



Retirement Apartment For Independent
Living

Bedroom With Built In Wardrobes

Shower Room

Electric Heating

No Forward Chain

First Floor Located Near To Lift

Lounge With Double Doors To Kitchen

PVCu Double Glazing

Residents Lounge With Many Organised
Activities

023 9258 5588

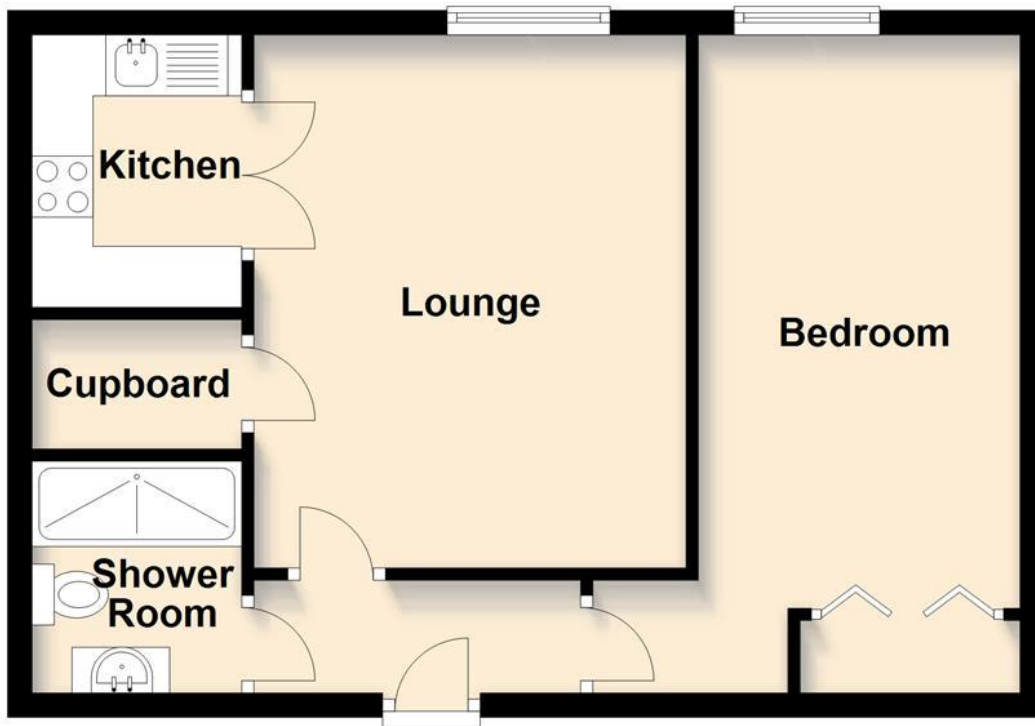
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First Floor



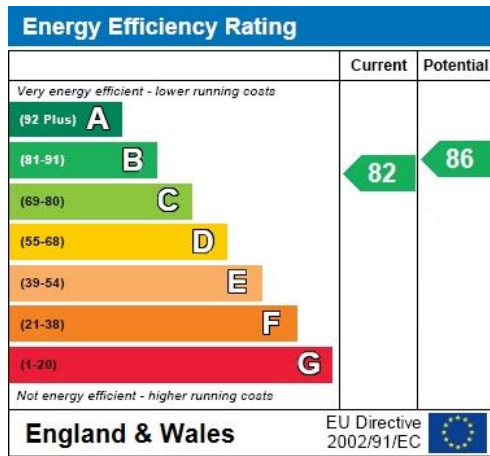
These plans are not to scale and are for illustration purposes only
Plan produced using PlanUp.



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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 leading to each floor, the flat is located on the 1st floor.
Entrance Hall	Emergency assistance call panel incorporating door entry system, coved ceiling.
Lounge	14'4" (4.37m) x 11'7" (3.53m) PVCu double glazed window, storage heater, coved ceiling, 2 wall lights, emergency assistance pull cord, walk in airing/storage cupboard.
Kitchen	7'4" (2.24m) x 5'8" (1.73m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring electric hob, space for fridge and freezer, tiled splashbacks, emergency assistance pull cord, coved ceiling.
Bedroom	17'7" (5.36m) x 8'8" (2.64m) PVCu double glazed window, built in wardrobe with mirror fronted folding doors, electric panel heater, 2 wall lights, coved ceiling, emergency assistance pull cord.
Shower Room	Double size shower cubicle, low level W.C., vanity hand basin, extractor fan, fan heater, tiled splashbacks, emergency assistance call button to shower base.
Communal Facilities	Residents lounge with daily organised activities, guest suite for hire, laundry room, communal gardens, residents communal parking area.
Tenure	<p>Leasehold. Balance of a 125 year lease from 1 June 1997, current ground rent £510.19 per annum, current maintenance charge £2691.68 per annum.</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 the 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 C.



Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
<p style="text-align: center;">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 your legal representative to confirm this information before exchanging contracts.