

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

£168,000



Two Bedroom Retirement Apartment Flat
For Over 60`s

Twin Aspect Lounge Overlooking
Workhouse Lake

Shower Room

Communal Garden & Lounge

Located Near To Stoke Road & Its Facilities

Located On 2nd Floor

Separate Kitchen With Modern Fitted Units

Lift To All Floors

Emergency Assistance Call Facility

No Forward Chain

023 9258 5588

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

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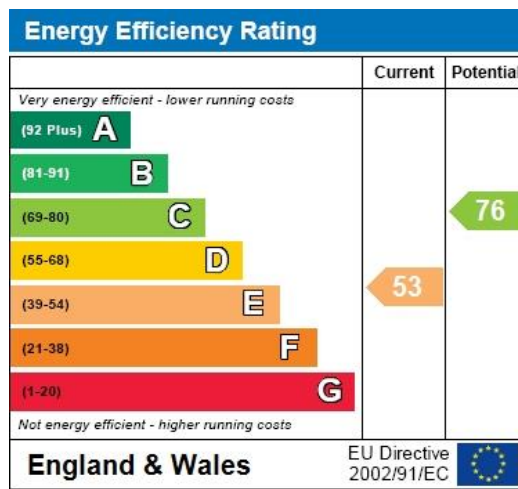
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Second Floor



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

Communal Entrance	With lift and stairs to each floor. The flat is located on the 2nd floor.
Entrance Hall	Storage heater, access to loft space, airing cupboard.
Lounge	17'0" (5.18m) Into Bay x 10'8" (3.25m) Plus Recess PVCu double glazed windows on twin aspect, storage heater, electric panel heater.
Kitchen	11'2" (3.4m) x 7'2" (2.18m) Stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, plumbing for washing machine, space for fridge/freezer, PVCu double glazed window, emergency assistance pull cord, wall mounted fan heater, tiled splashbacks.
Bedroom 1	12'3" (3.73m) Into Recess x 9'4" (2.84m) PVCu double glazed window with views over water, built in double cupboard, coved ceiling.
Bedroom 2	9'1" (2.77m) x 6'7" (2.01m) PVCu double glazed window, electric panel heater, built in cupboard.
Shower Room	White suite of shower cubicle, vanity hand basin, low level W.C. with concealed cistern, tiled walls, wall mounted fan heater.
Outside	Residents communal parking, residents lounge, guest suite of hire, laundry room, landscaped gardens and terraced area.
Tenure	<p>Leasehold. Balance of a 99 year lease from 3 May 1991. Current service charge is £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:
<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.