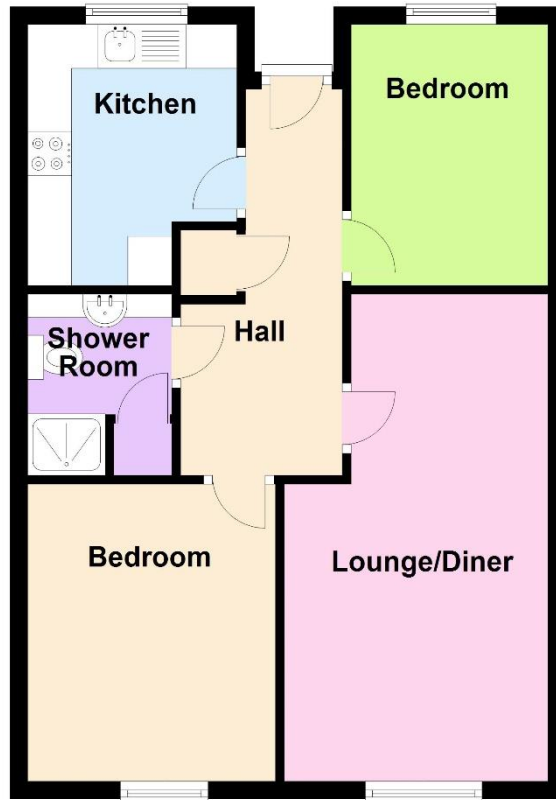




Pearce Court, George Street, Gosport, Hampshire, PO12 4SZ
£99,995 Leasehold



First Floor



Measurements

Ground Floor Entrance Lift or stairs to each floor. The flat is located on the 1st floor.

Entrance Hall

Lounge 18'2" (5.54m) x 9'10" (3m) Max

Kitchen 9'8" (2.95m) x 7'9" (2.36m)

Bedroom 1 11'1" (3.38m) x 9'2" (2.79m)

Bedroom 2 7'4" (2.24m) x 9'8" (2.95m)

Shower Room

Outside Residents Casual Parking

Communal Facilities Laundry room, guest suite available for hire, meeting area, garden.

Selling? Can we help?



Main Features

First Floor Retirement Apartment

Two Bedrooms

Lounge / Dining Room

Separate Kitchen

Shower Room

PVCu Double Glazing

Electric Heating

Emergency Assistance Call Facility

Residents Casual Parking

Located Near To Gosport Town Centre

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	84
England & Wales		
EU Directive 2002/91/EC		

We are pleased to bring to market this 2 bedroom first floor retirement apartment located in a development near to Gosport Town Centre. The communal entrance provides a lift to all floors. There is an emergency call facility to the manager of the development, working daytime weekdays with an emergency out of hours call facility for the remainder of the time. The flat itself has a good size lounge and a separate kitchen window, which is not always the case with retirement flats. The bathroom has been converted to a shower room, and the electric heating is provided by a combination of storage heaters and panel heaters around the apartment. PVCu double glazing is installed. The flat is being sold with no forward chain.



Family Business Established 1969



Property Information

Council Tax Band A

Tenure Leasehold. Balance of a 99 year lease from 19th August 1987, current service charge £299.51 per month.

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.

There is a sinking fund contribution on the future sale of the property which is currently calculated as 2.15% of your purchase price x the number of years you own the property.



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.

Further Properties Wanted

