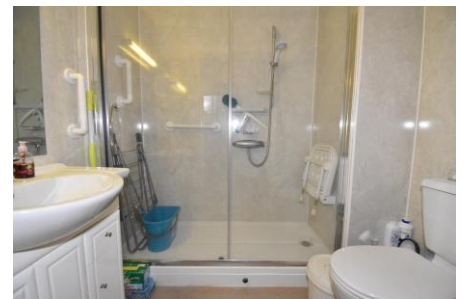


Pilbrow Court, Canberra Close,
Alverstoke, Gosport, Hampshire, PO12 2NZ

£115,000



Ground Floor Apartment For Independent Living

Lounge

Kitchen With Window

Door Security System

Door From Flat Leading To Communal Gardens

One Bedroom With Built In Wardrobe

Shower Room

Electric Heating

Residents Lounge & Laundry Room

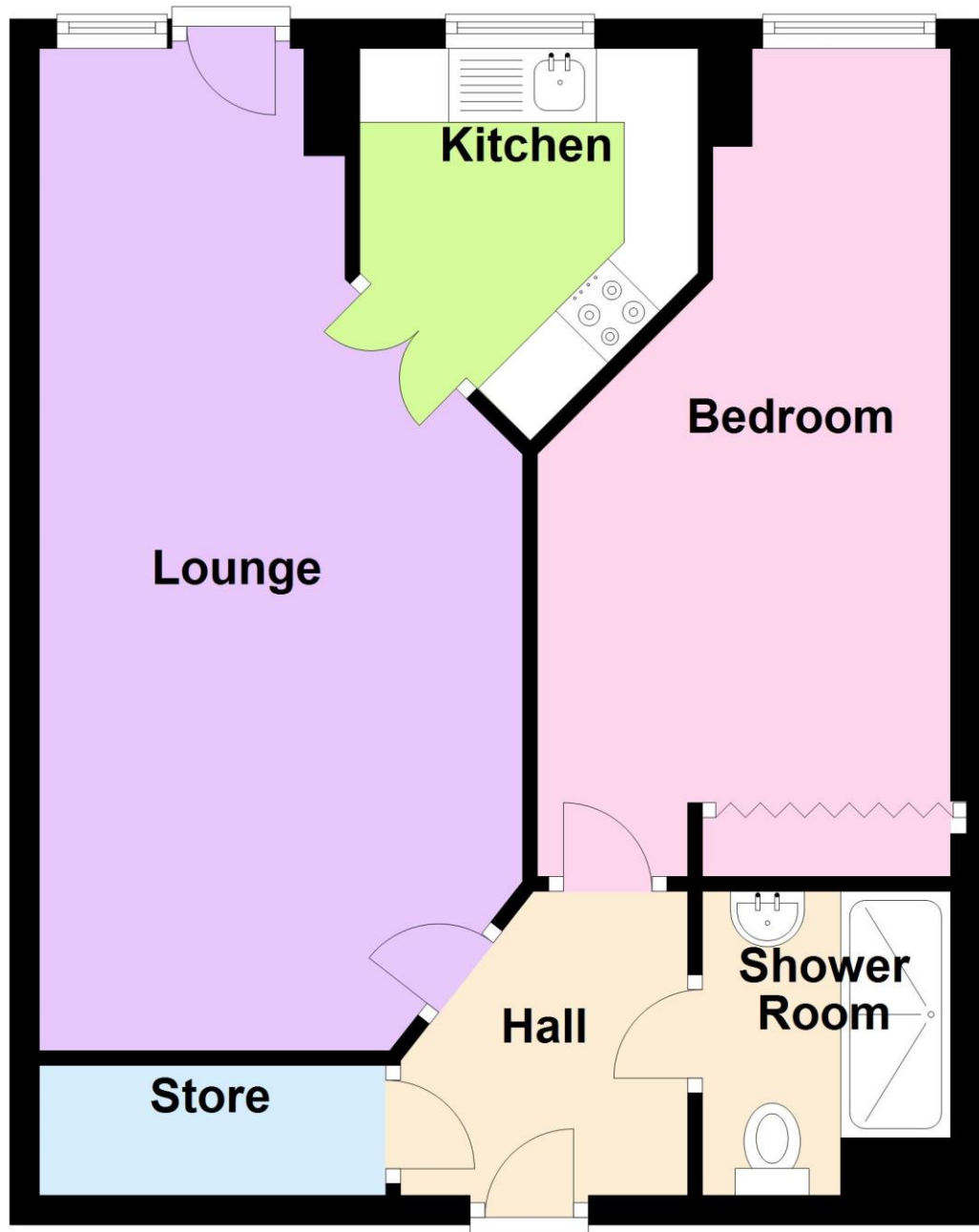
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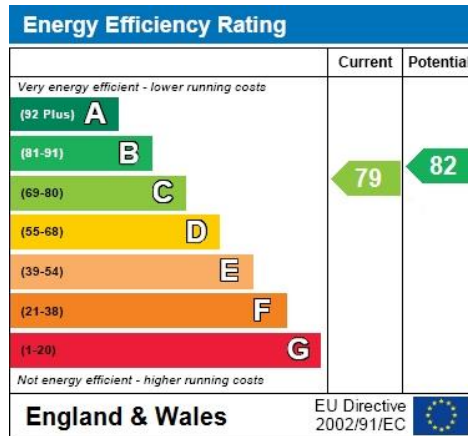
Ground Floor



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

Entrance Hall	Emergency assistance call panel and door entry system, large storage cupboard housing meters and hot water tank.
Lounge	22'3" (6.78m) Max x 10'0" (3.05m) Max Comprising fireplace with marble style inset and hearth, storage heater, PVCu double glazed door to communal garden, wall lights, emergency assistance pull cord, coved ceiling, glazed double doors to:
Kitchen	7'8" (2.34m) x 6'8" (2.03m) approx, irregular shape, Single drainer stainless steel sink unit, wall and base units with worksurface over, built in electric oven, 4 ring electric hob, extractor hood, space for fridge, space for freezer, tiled splashbacks, electric wall heater, PVCu double glazed window, coved ceiling, emergency assistance pull cord.
Bedroom	16'2" (4.93m) Max x 9'2" (2.79m) Max PVCu double glazed window, storage heater, built in wardrobe with mirror fronted sliding doors, cream and pine storage units and wardrobe, wall lights, emergency assistance pull cord, textured and coved ceiling.
Shower Room	Double sized shower cubicle with Aqualisa shower and seat, vanity hand basin with cupboard under, low level W.C., extractor fan, electric towel rail, waterproof panelled walls, emergency assistance button to shower base, coved ceiling, wall fan heater.
Communal Facilities	Residents lounge, guest suite, laundry room, communal gardens, car park 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 previous purchase price and 1% of either the previous purchase price or current sale price whichever is lower. 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; 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 your legal representative to confirm this information before exchanging contracts.