

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

£112,500



Ground Floor Retirement Apartment For
Over 60's Independent Living

Lounge

Kitchen With Window

Door Security System To Block

Door From Lounge Leading To Communal
Gardens

One Bedroom With Built In Wardrobe

Bathroom

Electric Heating

Residents Lounge & Laundry Room

Lift To All Floors

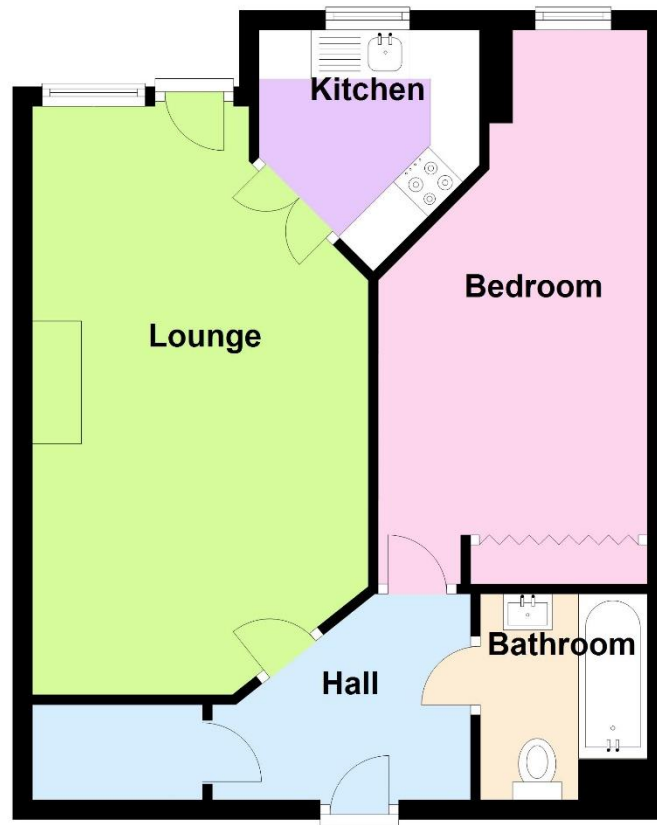
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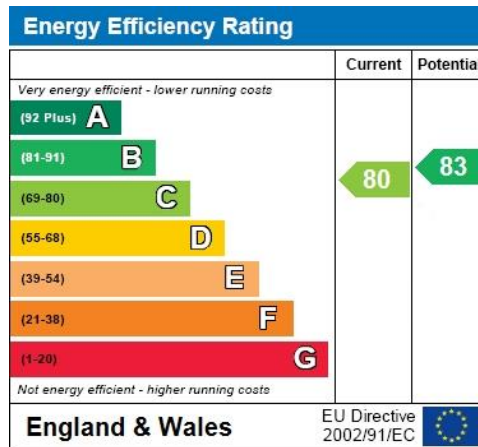
Ground Floor



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

Communal Entrance	With door entry system. The flat is located on the ground floor.
Entrance Hall	Door entry panel incorporating emergency assistance facility, large storage and airing cupboard, coved ceiling.
Lounge	19'9" (6.02m) x 10'8" (3.25m) PVCu double glazed window and door to garden, fire surround with fitted electric fire, storage heater, Georgian style door to hallway, Georgian style French doors to kitchen., emergency assistance pull cord, 2 wall lights, coved ceiling.
Kitchen	7'5" (2.26m) x 6'5" (1.96m) Average, irregular shape, Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, space for fridge and freezer, tiled splashbacks, PVCu double glazed window, emergency assistance pull cord, wall mounted fan heater, coved ceiling.
Bedroom	16'4" (4.98m) Plus Recess x 9'1" (2.77m) Max PVCu double glazed window, built in double cupboard, emergency assistance pull cord, storage heater, coved ceiling.
Bathroom	Panelled bath with shower over, low level W.C., vanity hand basin with cupboard under, extractor fan, tiled splashbacks, coved ceiling, wall mounted fan heater, heated towel rail.
Communal Facilities	Residents lounge, guest suite for hire, laundry room, communal gardens, residents car park.
Tenure	<p>Leasehold. Balance of a 125 year lease from 1 June 1997, current ground rent £510.19 per annum, current maintenance charge £2961.74 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:

Viewing Notes

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.