

Alverstoke Court, Church Road,
Alverstoke, Gosport, Hampshire, PO12 2LX

£64,000



Retirement Apartment

One Bedroom

PVCu Double Glazed Windows

Electric Heating

No Forward Chain

Ground Floor Position

Lounge With Kitchen Off

Wet Room With White Suite

Central Village Location

023 9258 5588

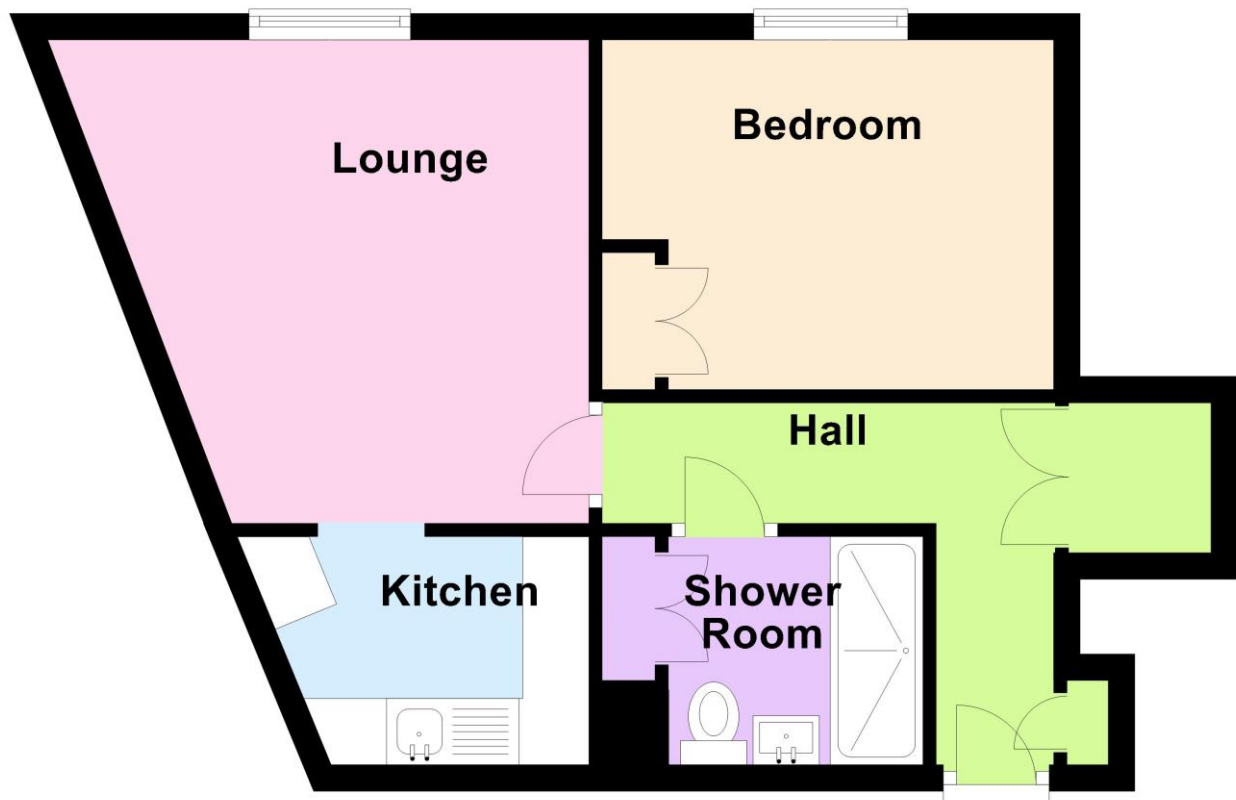
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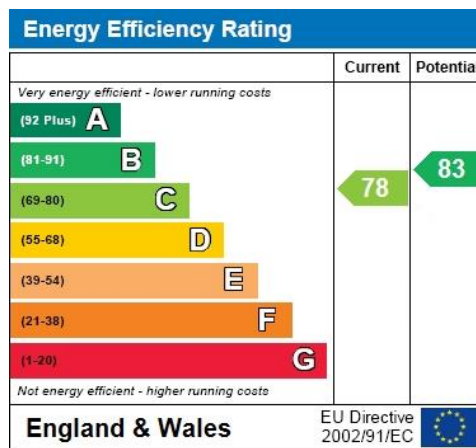
Ground Floor



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

Communal Entrance Hall	
Inner Lobby	
Entrance Hall	Electric meter cupboard, double storage cupboard, storage heater, laminate flooring, door entry facility incorporating emergency call facility, coved ceiling.
Lounge	11'11" (3.63m) x 10'9" (3.28m) Average, PVCu double glazed window, storage heater, coved ceiling, emergency assistance pull cord, archway to:
Kitchen	5'7" (1.7m) x 7'4" (2.24m) Average, 1 1/2 bowl stainless steel sink unit, wall and base cupboards with worksurface over, electric cooker point, space for fridge and freezer, tiled splashbacks, emergency assistance pull cord, coved ceiling.
Bedroom	11'2" (3.4m) Max x 8'8" (2.64m) PVCu double glazed window, storage heater, emergency assistance pull cord, built in double cupboard, coved ceiling.
Wet Room	With Mira shower, curtain rail, pedestal hand basin, low level W.C., airing cupboard, extractor fan, Dimplex wall mounted fan heater, tiled splashbacks, emergency assistance pull cord.
Communal Facilities	Casual parking and laundry room.
Tenure	<p>Leasehold. Balance of a 99 year lease from 1st November 1983. Current ground rent £414.92 per year and maintenance charges £2985.06 per year.</p> <p>We understand there is a 1% exit fee paid when you sell 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 A.



Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
<p>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 you legal representative to confirm this information before exchanging contracts.