

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

£155,000



Retirement Apartment For Over 60's
Independent Living

2nd Floor Location (Top Floor)

Good Size Lounge

Emergency Assistance Call Facility

Electric Heating

Two Bedroom Room

Located A Short Distance From Lift

Communal Lounge

PVCu Double Glazing

No Forward Chain

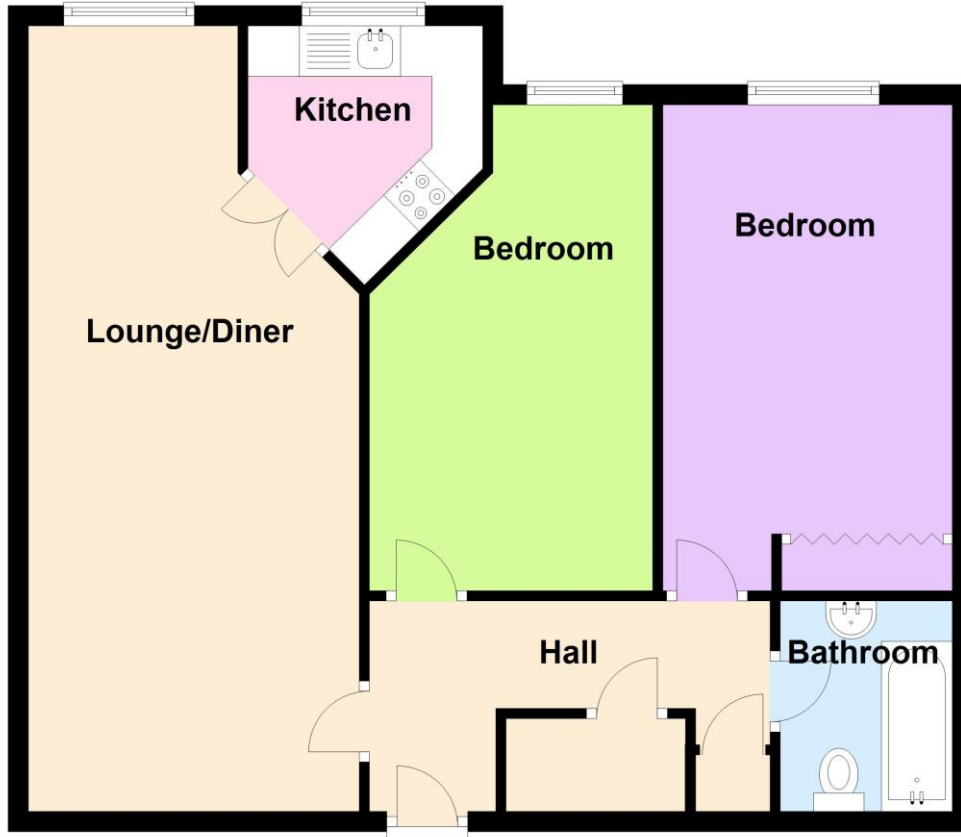
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Third Floor

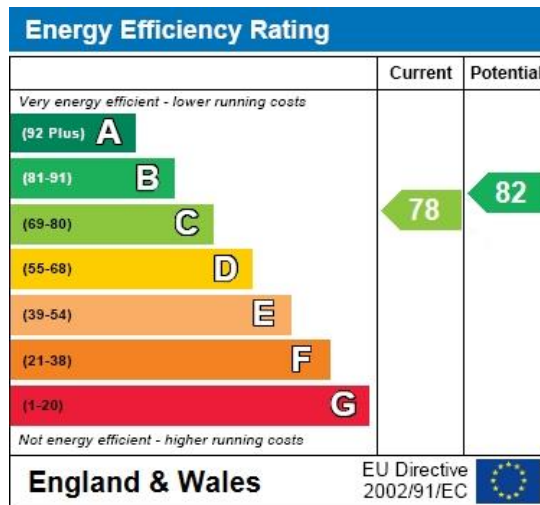


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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 53 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

| | |
|---------------------|---|
| Communal Entrance | With lift or stairs to each floor, the flat is located on the 2nd floor a short distance away from the lift. |
| Entrance Hall | Storage heater, door entry phone incorporating emergency call facility, coved ceiling, access to loft space, storage cupboard, meter cupboard. |
| Lounge | 25'6" (7.77m) x 10'8" (3.25m) narrowing to 6`9 (2.06m), PVCu double glazed window, 2 storage heaters, coved ceiling, emergency assistance pull cord, telephone point, TV point, Georgian style French doors to: |
| Kitchen | 7'7" (2.31m) x 6'5" (1.96m) average, Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with extractor canopy over, space for fridge, PVCu double glazed window, emergency assistance pull cord, tiled splashbacks, coved ceiling, wall mounted fan heater. |
| Bedroom 1 | 13'7" (4.14m) Plus Recess x 9'4" (2.84m) Built in wardrobe with mirror fronted folding doors, storage heater, PVCu double glazed window, telephone point, emergency assistance pull cord, coving. |
| Bedroom 2 | 15'9" (4.8m) x 9'2" (2.79m) PVCu double glazed window, electric panel heater, emergency assistance pull cord, telephone point, coved ceiling. |
| Bathroom | Panelled bath with shower over bath, emergency assistance button to bath panel, vanity hand basin, low level WC., tiled splashbacks, extractor fan, light and shaver point, wall mounted fan heater, heated towel rail. |
| Communal Facilities | Residents lounge, laundry room, gress suite, communal gardens, car park. |
| Tenure | Leasehold. Balance of a 125 year lease from 1 June 1997, current ground rent £649.32 per annum, current maintenance charge £4442.61 per annum which includes water, sewage and building insurance. |

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.

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.



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 you legal representative to confirm this information before exchanging contracts.