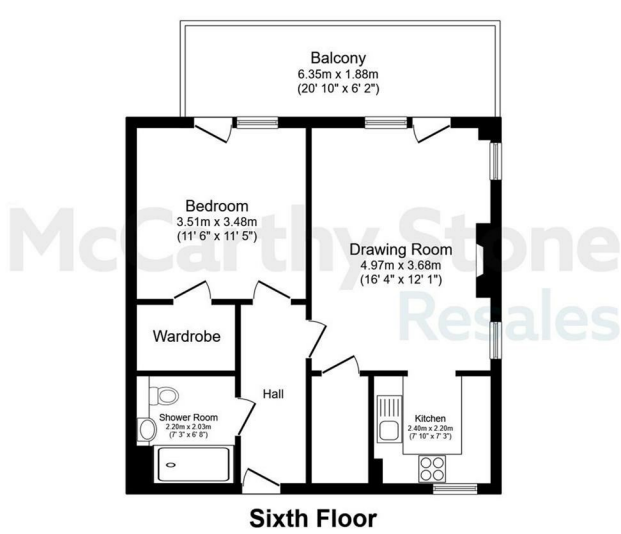
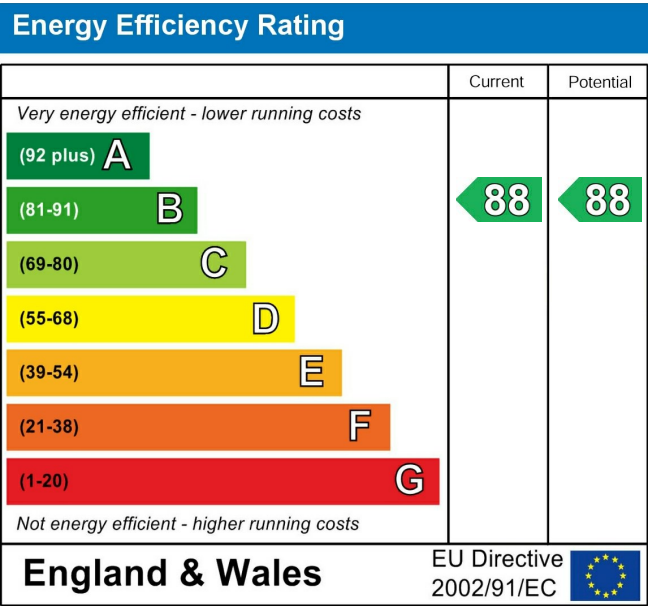
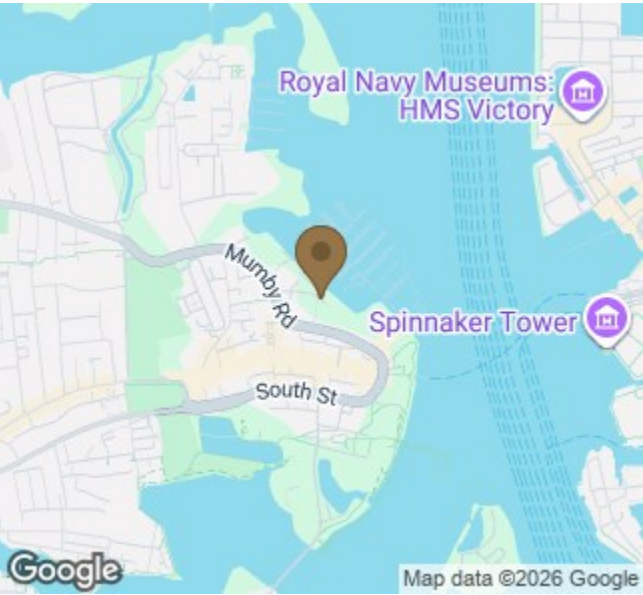




Total floor area 52.8 sq.m. (568 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Registered in England and Wales No. 10716544



## 34 Viewpoint

Harbour Road, Gosport, PO12 1GX

1 1 Council Tax Band: C

Looking for the perfect retirement property?  
If you like the idea of living in a close-knit community, with support on hand should you need it, then 34 Viewpoint could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £210,000  
Leasehold

0345 556 4104  
resales@mccarthyandstone.co.uk  
mccarthyandstoneresales.co.uk

### Why you'll love living here:

- Spectacular sea views
- Adjacent to Gosport Harbour
- A contemporary and tastefully decorated apartment
- Communal Lounge where social activities take place
- 24 hour emergency call system
- House Manager on site during office hours
- Secure Car Park - Permit Parking Available
- Independent Retirement Living for the over 60's
- Guest Suite for visiting family and friends
- Close proximity to local supermarkets and restaurants

McCarthy & Stone  
Resales.

★ Trustpilot ★★★★★ Rated Excellent

# 34 Viewpoint, Gosport

### Apartment Summary

Located within Viewpoint, a McCarthy Stone retirement living development, in Gosport, this attractive one-bedroom retirement apartment offers comfortable, low-maintenance living in a convenient coastal setting, with Gosport Harbour right on the doorstep. The apartment features a bright and welcoming living space with direct access to a walk-out balcony, providing lovely views across the harbour - an ideal spot to sit and enjoy the changing scenery. The property has been tastefully decorated throughout, creating a modern yet comfortable home that is ready to move into. The modern fitted kitchen is well equipped with integrated appliances, while the spacious double bedroom provides a peaceful and comfortable retreat. A contemporary shower room completes the accommodation. The location is particularly convenient, with local supermarkets, shops and bus routes close by, making everyday shopping and getting around simple and accessible. Gosport town centre and the waterfront are also within easy reach. Offering a combination of harbour views, a private walk-out balcony, modern accommodation and an excellent location, this lovely apartment is an ideal opportunity for those looking for a comfortable retirement apartment in a well-connected coastal setting.

\*PART EXCHANGE AND ENTITLEMENTS ADVICE AVAILABLE\*

### Viewpoint

Viewpoint is a Retirement Living development constructed by award-wining retirement home specialist McCarthy and Stone specifically designed for the overs 60's. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (subject to availability, fees apply).



1 | 1 | Asking price £210,000

For more information speak with our Property Consultant today.

### Service Charge (RL)

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,495.27per annum (up to financial year end 30/06/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

### Additional Information & Services

- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### Lease Information

Lease Length: 999 years from 2016  
Ground Rent: £425pa  
Ground rent review: 2031

