DIMON Estate Agents

Anchorage Court, 39 Marine Parade East,
Lee On The Solent, Hampshire, PO13 9FE

£166,000





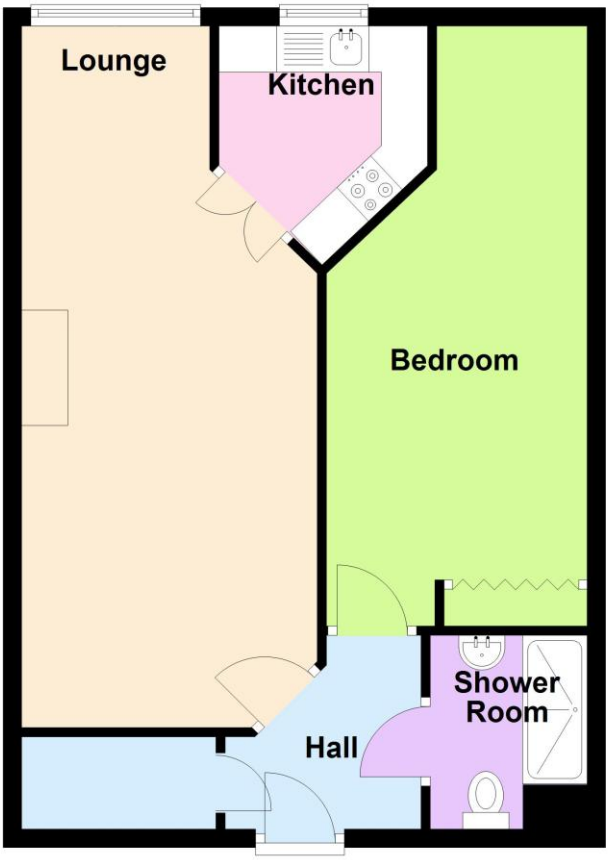



- Ground Floor Retirement Apartment
- Lounge
- Electric Heating
- Emergency Assistance Call Facility
- Residents Lounge & Laundry Room
- Located Close To Sea Front
- Separate Kitchen
- Double Glazing
- Shower Room
- Communal Garden & Residents Casual Parking

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE
Email: office@dimon-estate-agents.co.uk

Ground Floor





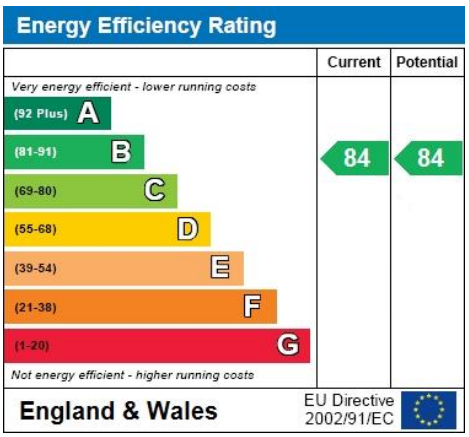




SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 57 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Communal Entrance	Secure entry system, residents lounge, communal laundry room, guest suite to hire. The flat is located on the ground floor.
Entrance Hall	Emergency assistance call panel incorporating door entry system, meter cupboard, coved ceiling, storage cupboard with hot water cylinder.
Lounge	24'11" (7.59m) x 10'5" (3.18m) narrowing to 6`8 (2.03m), Double glazed window, fireplace with electric fire, storage heater, coved ceiling.
Kitchen	7'5" (2.26m) x 6'6" (1.98m) Average, 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, integrated fridge and freezer, double glazed window, tiled splashbacks, coved ceiling, extractor fan
Bedroom	19'5" (5.92m) Plus Recess x 9'3" (2.82m) narrowing to 5`4 (1.63m), Electric panel heater, double glazed window, built in cupboard with mirror folding doors, coved ceiling.
Shower Room	Double size shower cubicle, vanity hand basin, low level W.C., tiled walls, extractor fan, heated towel rail, wall mounted fan heater, emergency assistance pull cord.
Agents Note	The property is a retirement property for those capable of independent living. One party would need to be of the age of 60, and if buying with a partner, the other can be 55.
Outside	Communal gardens to front and residents scooter and parking area to the rear, subject to availability.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	Leasehold. Balance of a 125 year lease from 1st November 2007. Current ground rent £212 every 6 months, current maintenance charge £2930.49 per annum, which includes the 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. 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. The development is designed for independent, active living. There are no care related services available.

	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.
Council Tax	Band B.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk



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.