DIMON Estate Agents

Alver Quay, Prince Alfred Street,
Gosport, Hampshire, PO12 1SR

£85,000





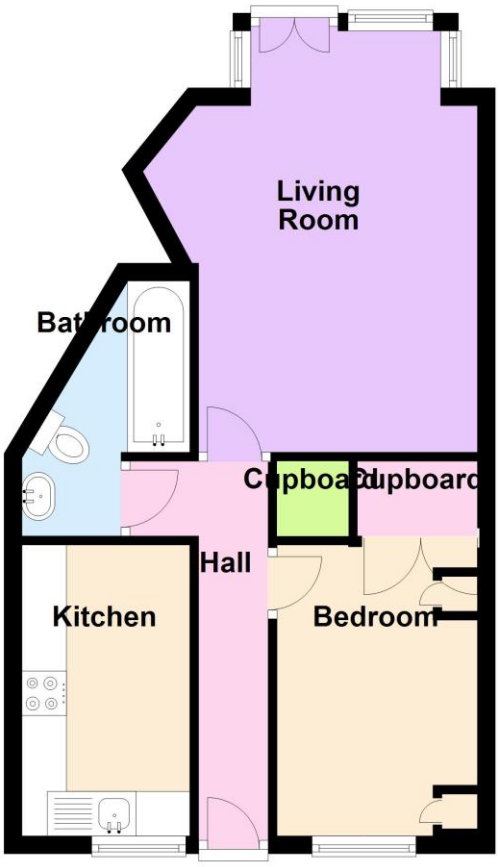



- Ground Floor Retirement Apartment
- One Bedroom
- Separate Kitchen
- PVCu Double Glazing
- No Forward Chain
- Views Over Work House Lake
- Lounge / Dining Room
- Emergency Assistance Call Facility
- Residents Communal Lounge

023 9258 5588

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

Ground Floor

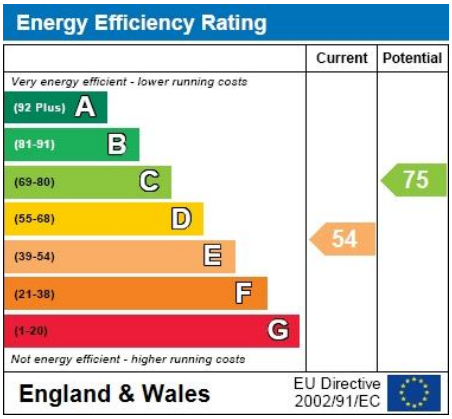






SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	Part glazed front door, storage heater, coved ceiling, door entry phone incorporating emergency call facility, airing cupboard.
Lounge	15'6" (4.72m) x 11'7" (3.53m) Plus Recess PVCu double glazed French doors and window, storage heater, coved ceiling, emergency assistance pull cord.
Kitchen	9'10" (3m) x 7'4" (2.24m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, plumbing for washing machine, electric cooker point, space for dryer, space for fridge/freezer, PVCu double glazed window, ceramic tiled floor, tiled splashbacks, coved ceiling, emergency assistance pull cord.
Bedroom	PVCu double glazed window, fitted wardrobe and bedside tables, electric panel heater, coved ceiling, emergency assistance pull cord.
Bathroom	Panelled bath with shower over, low level W.C., vanity hand basin, tiled walls, extractor fan, emergency assistance pull cord.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this development.
Tenure	Leasehold. Balance of 99 year lease from 21st May 1999. Service charge from 1st April 2026 is £247.80 per month. There is a sinking fund contribution on the future sale of the property which is currently calculated as 1.2% of your purchase price x the number of years you own the property. 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 A.
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.