McCarthy & Stone
RESALES

8 Viewpoint Harbour Road, Gosport, PO12 1GX
Asking price £330,000 Leasehold

For further details
please call 0345 556 4104

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A TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH LARGE BALCONY

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 for the 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).

This spacious two bedroom apartment is located on the second floor with views over the Gosport Marina and the sea. The apartment has a large lounge with balcony. There is a well fitted kitchen complete with integrated appliances, two bedrooms, two shower rooms, including one en-suite shower room to the main bedroom. Heating is via flat panel Girona heater by Dimplex.

Viewpoint is situated in a waterfront location in Gosport, offering stunning panoramic views of the sea and is in a beautiful natural location. Gosport also caters for the modern needs of homeowners with a vast range of amenities and services. For everyday shopping, an ALDI supermarket is found adjacent to the development but there are also plenty of independent shops to sample too. For those interested in wider travel, the local bus station is only a short walk from the development and offers good connections to the surrounding areas.

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

ENTRANCE HALL
Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing the BOSCH Washer/Dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the kitchen, bedrooms, living room and bathroom.

LIVING ROOM
A well-proportioned lounge with access to a large balcony. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Opening to Kitchen.

KITCHEN
Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in Bosch oven, Bosch ceramic hob and Bosch extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

MASTER BEDROOM
Double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Window and glazed door leading to balcony. Door to en-suite shower room.

EN-SUITE SHOWER
White suite comprising a level access shower cubicle with glass screen and fitted hand rails, WC, vanity unit with wash basin and illuminated mirror above, tiled flooring and partly tiled walls, electric ladder style towel rail.

BEDROOM TWO
Good size double bedroom with full height window overlooking balcony and marina beyond.

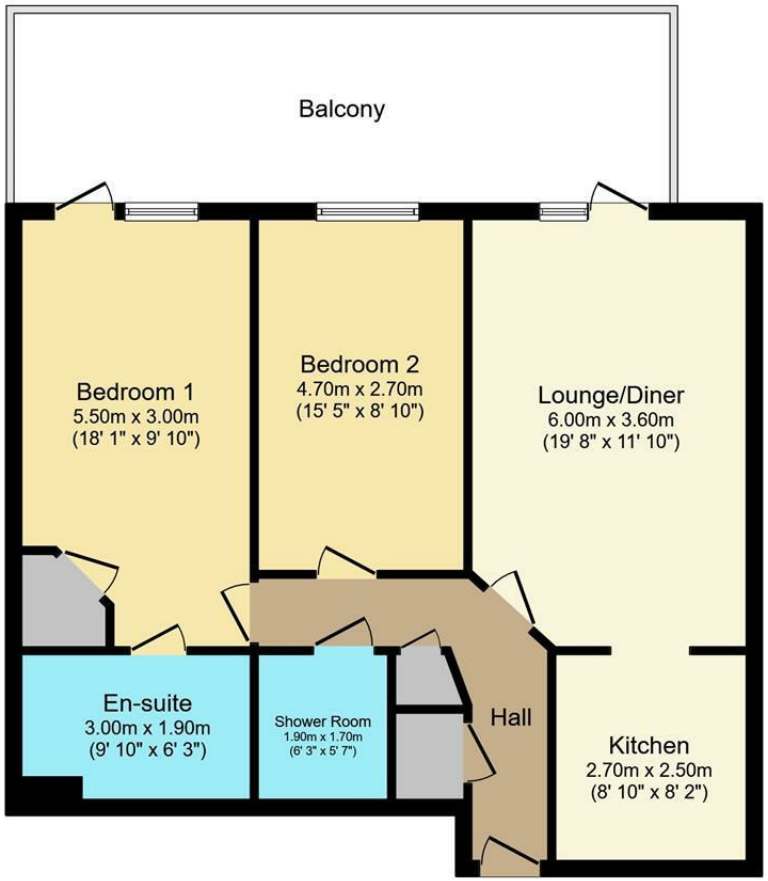
SHOWER ROOM
Part tiled and fitted with suite comprising of shower cubicle. Low level WC, wash basin and mirror above. Shaving point, electric ladder style towel heater and extractor fan.

Service Charge (breakdown).
Service Charge
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Parking Permit Scheme - subject to availability.
Car Parking (Permit Scheme) subject to availability
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Ground Rent
Leasehold 999 Years from 2016
Ground Rent £495. pa.



Floor Plan

Floor area 75.0 sq. m. (807 sq. ft.) approx

Total floor area 75.0 sq. m. (807 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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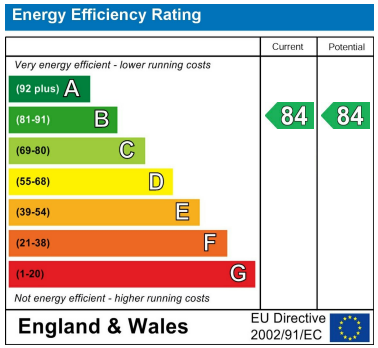

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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