

44 Viewpoint

Harbour Road, Gosport, PO12 1GX



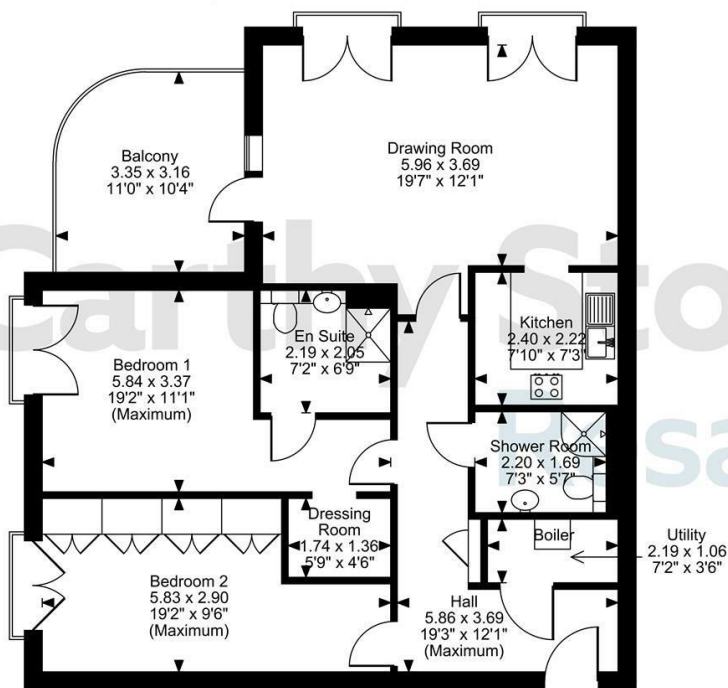
Asking price £440,000 Leasehold

This purpose-built retirement apartment is designed for those aged over 60. Boasting two spacious bedrooms and two well-appointed bathrooms, the property features a delightful reception room that opens onto a large quadrant walk-out balcony. Enjoy stunning views over the marina and beyond, making this a perfect retreat for relaxation and leisure.

Call us on 0345 556 4104 to find out more.

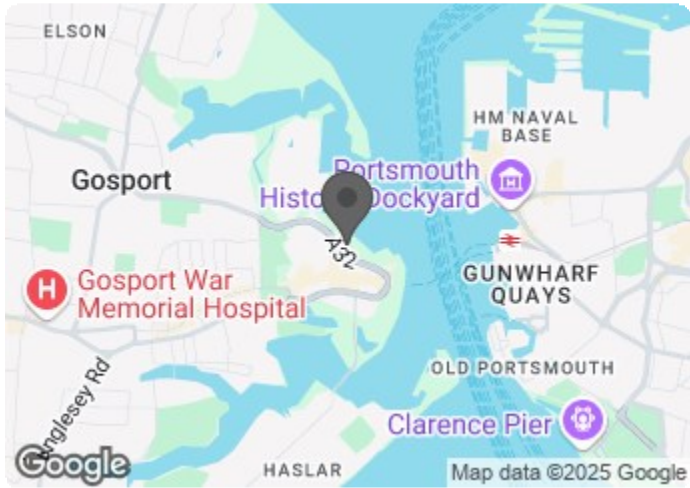
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Viewpoint, Harbour Road, Gosport
Approximate Gross Internal Area
926 Sq Ft/86 Sq M
Balcony external area = 109 Sq Ft/10 Sq M



Ninth Floor
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Viewpoint, Harbour Road, Gosport, Hampshire, PO12 1GX

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Viewpoint is a beautifully designed Retirement Living development by award-winning specialist McCarthy Stone, tailored exclusively for those aged 60 and over.

The development is managed by a dedicated House Manager, available during working hours to ensure smooth day-to-day running and help you feel at home. Maintenance worries are a thing of the past, as the service charge includes all external maintenance, gardening, landscaping, external window cleaning, buildings insurance, water rates, and security systems. It also covers energy costs for the communal areas, including the stylish Homeowners' Lounge, which is perfect for socialising with friends and family. For added convenience, visiting guests can book into the on-site Guest Suite (subject to availability, fees apply).

Your safety and peace of mind are priorities at Viewpoint, with a camera door entry system and 24-hour emergency call systems in place.

This spacious two-bedroom apartment is situated on the ninth floor, offering breathtaking views of Gosport Marina and the sea. The property is immaculately presented, featuring:

A large lounge with a quadrant balcony, perfect for enjoying the views.

A well-appointed kitchen with integrated appliances.

A modern shower room and an en-suite to the main bedroom.

Efficient heating via flat panel Girona heaters by Dimplex.

Location:

Viewpoint enjoys a prime waterfront location in Gosport, providing stunning panoramic sea views in a peaceful natural setting. Everyday shopping is made convenient with an ALDI supermarket right next door, while the area also boasts a variety of independent shops to explore. For those keen on travel, the local bus station is just a short walk away, offering excellent connections to surrounding areas.

Eligibility:

Please note, residents must meet the age requirement of 60 years or older.

ENTRANCE HALL

With a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in airing cupboard with light and shelving.

LIVING ROOM with large balcony

An exceptionally bright and inviting room, featuring a fully glazed French door with a matching side panel that opens onto a balcony, perfect for a bistro-style table and chairs—an ideal spot to relax and take in the views. Additionally, the room boasts two Juliet balconies, enhancing the sense of light and space.

KITCHEN

There is an excellent range of 'Ivory gloss' fronted fitted wall and base units with contrasting worktops incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed ceramic hob with a chimney extractor hood over, waist height oven, integrated fridge and freezer and dishwasher. Ceiling spot light fitting.

BEDROOM 1

A well-proportioned double bedroom. Juliette balcony, walk-in wardrobe with hanging rail, shelving.

2 bed | £440,000

EN-SUITE

Modern white suite comprising WC, vanity wash-hand basin mirror with integrated shaver socket, shower with a thermostatically controlled shower on an adjustable slide. Fully tiled walls and shower cubicle and electric heated towel rail, emergency pull cord and ceiling spot light.

BEDROOM 2

A spacious double bedroom. with juliette balcony and fitted wardrobes.

SHOWER ROOM/WC

Modern white suite comprising of a close-coupled WC, vanity wash-hand basin, illuminated mirror with integrated shaver socket, fitted shower tray, heated towel rail, emergency pull cord and ceiling spot light.

Service Charge (breakdown).

- 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

Service charge of £4,756.53 per year (until financial year ending 30/06/2025).

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, our 24 hour emergency call system, the heating and maintenance of communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

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.

LEASEHOLD

Ground Rent £495 p.a.
Lease 999 Years from 2016
Ground rent review: Jan-31

Additional Information & Services

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

