

Council Tax Band: C
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The position & size of doors, windows, appliances and other features are approximate only.
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| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | | |
| (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 |



24 Viewpoint

Harbour Road, Gosport, PO12 1GX



Asking price £285,000 Leasehold

*Come along to our Open Day - Thursday 29th January 2026 - from 10am to 4pm -
BOOK YOUR PLACE TODAY!*

SUPERB one bed Retirement Apartment REFURBISHED and offered in LIKE NEW CONDITION
Viewpoint - Gosport

Call us on 0345 556 4104 to find out more.

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

Viewpoint, Harbour Road, Gosport, PO12 1GX

Completed Works

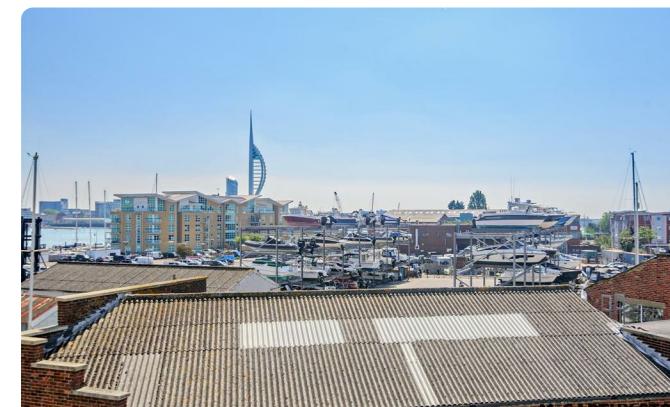
Viewpoint has recently undergone extensive renovation to ensure the building meets new fire and building safety regulations. This multi-million pound renovation was undertaken by McCarthy Stone as part of their commitment to providing the best for its customers.

Viewpoint

Viewpoint is a Retirement Living development constructed by award-winning retirement home specialist McCarthy and Stone specifically designed for the over 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). The apartment is conveniently located minutes from Gosport town centre with all its convenient transport links including the ferry terminal linking Gosport with Portsmouth. A short ferry crossing connects you with Portsmouth Harbour rail station with frequent fast train service to Gatwick, Brighton, Southampton and London Waterloo.

Local attractions such as Portsmouth historic dockyard is just a short stroll from the ferry terminal and features



1 bed | £285,000

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.

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.

Lease Information

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

Additional Information & Services

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

Service Charge

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: £3,330.25 per annum (up to financial year end 01/06/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.
(Often offset by Government Entitlements e.g.
Attendance Allowance £3,500-£5,200pa).

