



Council Tax Band: C



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45 Viewpoint

Harbour Road, Gosport, PO12 1GX



Asking price £320,000 Leasehold

A beautifully presented ONE BEDROOM retirement apartment with LARGE BALCONY offering PANORAMIC SEA VIEWS from its exquisite position, including views of GOSPORT MARINA and PORTSMOUTH NAVAL BASE



Call us on 0345 556 4104 to find out more.

Viewpoint, Harbour Road, Gosport, PO12 1GX

Completed Cladding Upgrades

In the wake of the Grenfell Tower tragedy, the UK's building industry underwent significant transformations, leading to new safety regulations being implemented to reduce the fire risk posed by external wall systems. As part of McCarthy Stone's commitment to providing quality, safe and secure homes for its customers, Viewpoint has undergone extensive renovations to its external structure, ensuring the building meets new EWS1 Safety Regulations.

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 with BOSCH washer drier. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

Living Room with balcony.

Spacious double aspect lounge with balcony and panoramic views of The Solent, Portsmouth Harbour, Historic Dockyard and beyond. Feature fireplace, TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Glazed patio door with window to side leads to a large balcony. Opening leads into a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and electrically operated window with far reaching views.

Bedroom

Double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, glazed patio door with window to side leading out to the large balcony and stunning views.

Bathroom

Partly tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror



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1 bed | £320,000

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.

Lease Information

Leasehold 999 Years from 2016

£425 p.a

Ground rent review: Jan-31

Service Charge

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. To find out more about service charges please contact your Property Consultant or House Manager.

Service Charge £3,171.02 per year (until financial year ending 30/6/2025).



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