



**Canberra Court
Gosport
Hampshire
PO12 2NY**

Offers in Excess of £119,000

bettermove

Canberra Court Gosport

Bettermove are proud to present this 2 bedroom retirement flat in Gosport available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, electric heating throughout and has off street parking available via the communal outdoor car park. The council tax band is C.

This is a leasehold property with 100 years remaining on the lease; the ground rent is £425 per annum and the service charge is £3,020.72 per annum.

The interior of this beautifully presented property comprises a spacious living room, 2 double bedrooms, the family bathroom and the fitted kitchen on the first floor. The exterior boasts well maintained communal gardens, perfect for enjoying the summer months.

Located in the popular town of Gosport, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Fareham Train Station, the M27 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

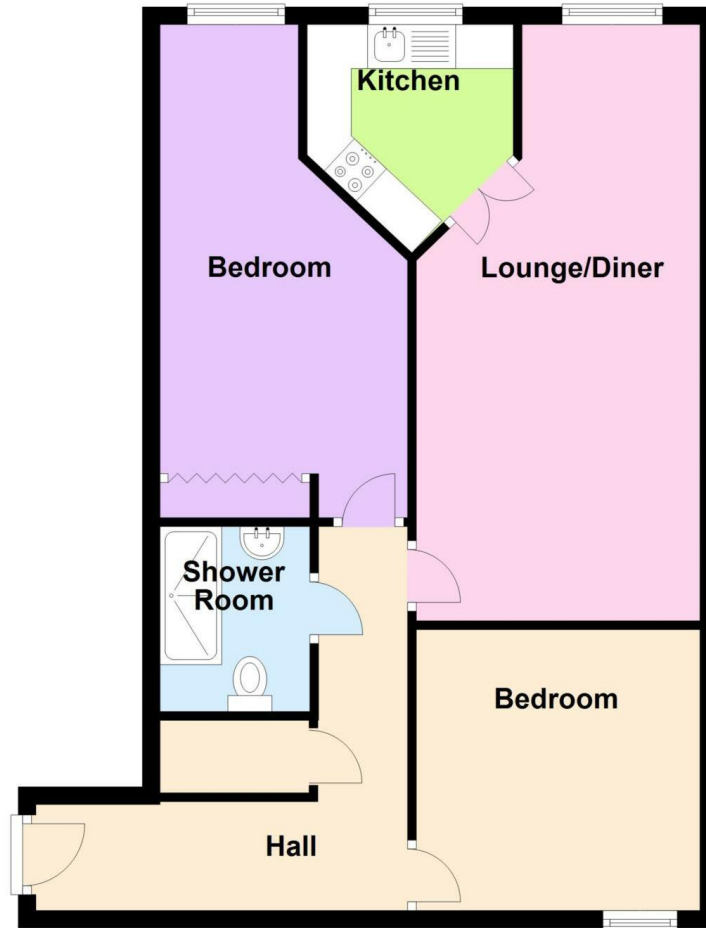
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.


Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	79	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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