

Harlequin Court, Rope Quays,
Gosport, Hampshire, PO12 1EQ

£285,000



7th Floor Apartment

Two Double Bedrooms

Open Plan Living Area With L Shaped
Balcony

Double Glazing & Electric Heating

Lift To Block

Panoramic Views Of Portsmouth Harbour

En-Suite Shower Room To Bedroom 1

Additional Bathroom

Individual Parking Space In Undercover
Area

No Forward Chain

023 9258 5588

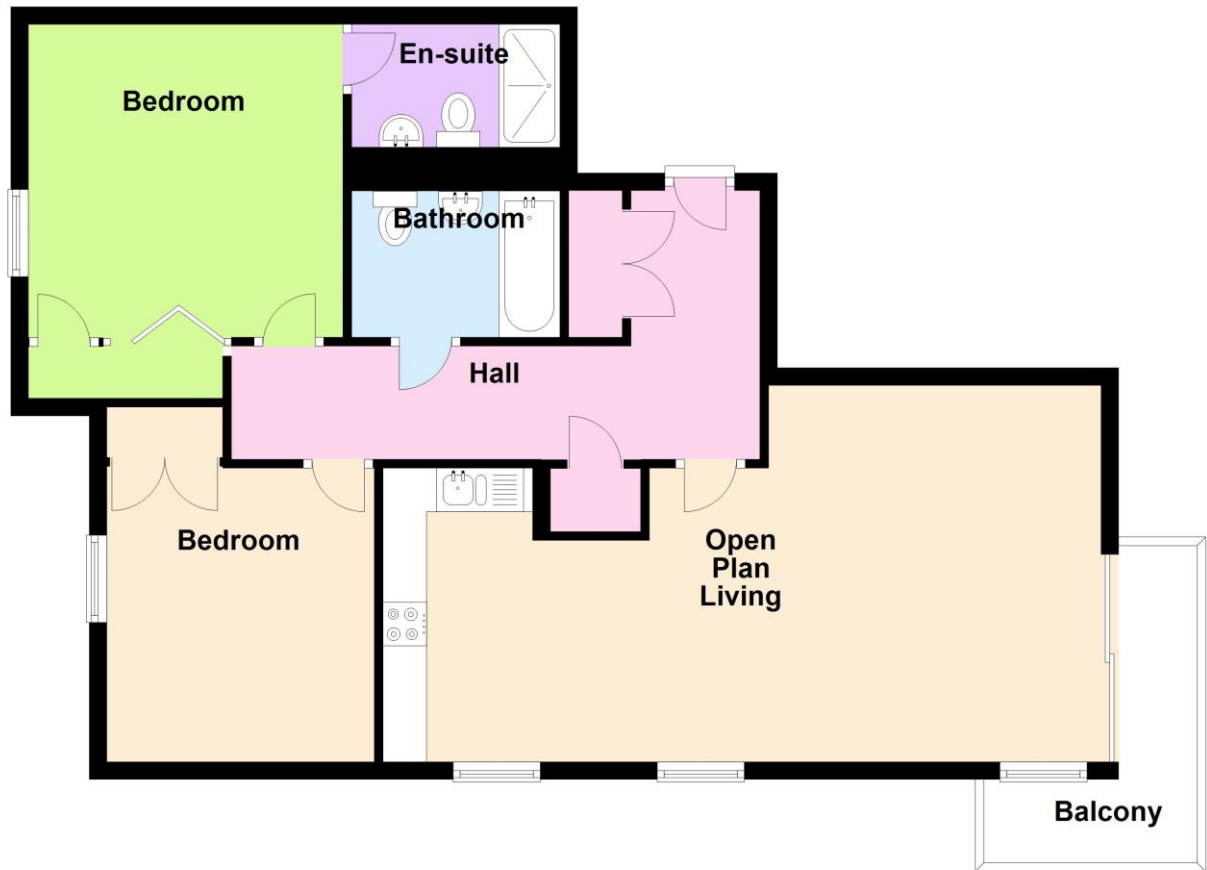
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7th Floor



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Communal Entrance

With lift to all floors, the flat is located on the 7th floor.

L Shaped Entrance Hall

Built in double cupboard, additional airing cupboard, electric panel heater, door entry phone.

Open Plan Living Area

27'2" (8.28m) x 14'2" (4.32m) narrowing to 11'1" (3.38m), 3 picture windows, sliding patio door to L shaped balcony with glass balustrade, 2 electric panel heaters.

Kitchen Area

With 1 1/2 bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring electric hob with extractor canopy over, integrated fridge/freezer, integrated washing machine, integrated dishwasher inset spotlights.

Bedroom 1

11'10" (3.61m) x 11'9" (3.58m) To Wardrobe PVCu double glazed window, triple wardrobe, electric panel heater.

En-Suite Shower Room

Double size shower cubicle, hand basin, low level W.C., tiled splashbacks, chrome heated towel rail, extractor fan, ceramic tiled floor, shaver point, inset lighting.

Bedroom 2

11'10" (3.61m) x 10'1" (3.07m) PVCu double glazed window, built in double cupboard, electric panel heater.

Bathroom

Bath with mixer tap and shower attachment, hand basin, low level W.C., tiled splashbacks, chrome heated towel rail, ceramic tiled floor, extractor fan, inset lighting.

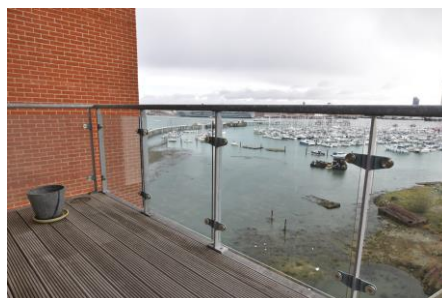
Outside

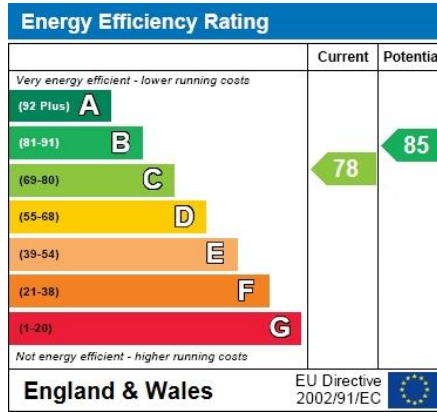
Electric entry gates, residents parking area. This property has an individual parking space within the canopy area.

Tenure

Leasehold. Balance of a 125 year lease from 1st April 2005. Current ground rent £175.00 per annum and maintenance charges £2310.22 per annum.

These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.





Full Energy Performance Certificate available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.