



Harlequin Court Rope Quays, Gosport PO12 1EQ

welcome to

Harlequin Court Rope Quays, Gosport

WELL PRESENTED TWO BEDROOM 9th FLOOR APARTMENT OFFERING STUNNING VIEWS OF THE HARBOUR AND SPINNAKER TOWER * EN SUITE * OPEN PLAN KITCHEN/ LIVING AREA * BATHROOM * JULIET BALCONY * ALLOCATED PARKING

Entrance Hall

Door to access, two cupboards, radiator.

Lounge/kitchen/diner

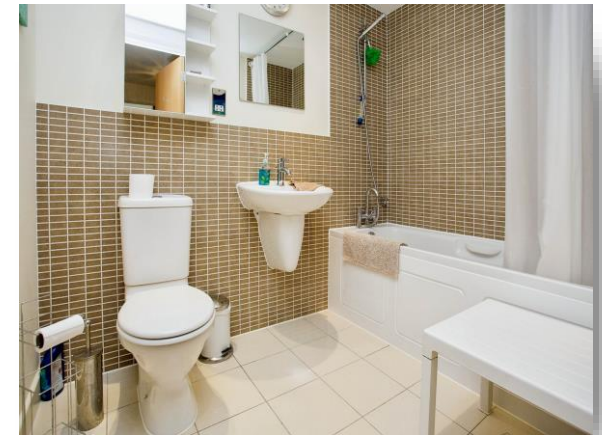
22' 9" max x 18' 3" max (6.93m max x 5.56m max)
Juliet balcony, two radiators, matching wall and base units, electric oven, electric hob, cooker-hood, work surfaces, one and a half bowl sink and drainer unit, integrated fridge/freezer, washing machine and dishwasher,

Bedroom 1

14' 3" max x 11' 8" max (4.34m max x 3.56m max)
UPVC double glazed window to front elevation, in-built wardrobe, radiator, door to:

En-Suite

Shower, wash hand basin, wc, shaver point, heated towel rail, extractor fan, tiled walls.





Bedroom 2

14' 4" max x 9' 4" max (4.37m max x 2.84m max)

UPVC double glazed window to front elevation, in-built wardrobe, radiator.

Bathroom

Bath with shower over, wc, wash hand basin, shaver point, extractor fan.



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Harlequin Court Rope Quays, Gosport

- 9th Floor Apartment
- Allocated Parking Space
- Stunning Water Views
- Gated Development
- Two Double Bedrooms

Tenure: Leasehold EPC Rating: C

offers over

£230,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks



Property Ref:
GOS110458 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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