



**Sanderling Lodge Rope Quays, Gosport PO12 1EN**

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## **Sanderling Lodge Rope Quays, Gosport**

\*\* Panoramic Views Over Portsmouth Harbour \*\* No Onward Chain \*\* Balcony \*\* Ensuite to Bedroom One \*\* Fitted Kitchen/Diner/Lounge \*\*

### **Entrance Hall**

Security entry system, electric heater, storage cupboard housing hot water tank, additional storage cupboard.

### **Lounge/Kitchen/Diner**

23' max x 14' max ( 7.01m max x 4.27m max )  
Double glazed sliding patio doors to the balcony giving open views across Portsmouth Harbour, two electric heaters, TV point, area for dining table and chairs, open plan to kitchen with wall and base level units, integrated fridge/freezer, washing machine, dishwasher, oven, hob and filter hood, one and a half bowl sink and drainer unit.

### **Bedroom One**

13' 11" max x 8' 7" max ( 4.24m max x 2.62m max )  
Double glazed window to the front aspect, fitted wardrobe, electric heater.

### **Ensuite**

Shower cubicle, low level WC, wash hand basin, heated towel rail, shaver socket, tiled surrounds and floor, extractor fan.





### **Bedroom Two**

14' 1" max x 10' 4" max ( 4.29m max x 3.15m max )  
Double glazed window to the front aspect, electric heater, fitted wardrobe.

### **Bathroom**

Panelled bath, low level WC, wash hand basin, heated towel rail, shaver socket, extractor fan, tiled walls and floor.

### **Outside**

Allocated parking for one vehicle.



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## Sanderling Lodge Rope Quays, Gosport

- No Onward Chain
- Two Bedrooms
- Ensuite to Bedroom One
- Balcony
- Security Entry System and Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2725.00

Ground Rent: 175.00

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 packs.

# £230,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
GOS111899 - 0003

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