

Jacana Court, Rope Quays,  
Mumby Road, Gosport, Hampshire, PO12 1EN

£220,000



2nd Floor Apartment

Balcony With Views Of Portsmouth Harbour

En-Suite Shower Room To Bedroom 1

Lift

No Forward Chain

Open Plan Living Area

Two Bedrooms Both With Views Of Harbour

Main Bathroom

Allocated Parking Space

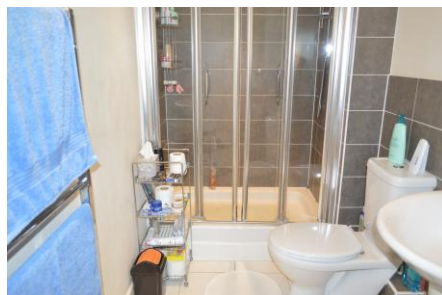
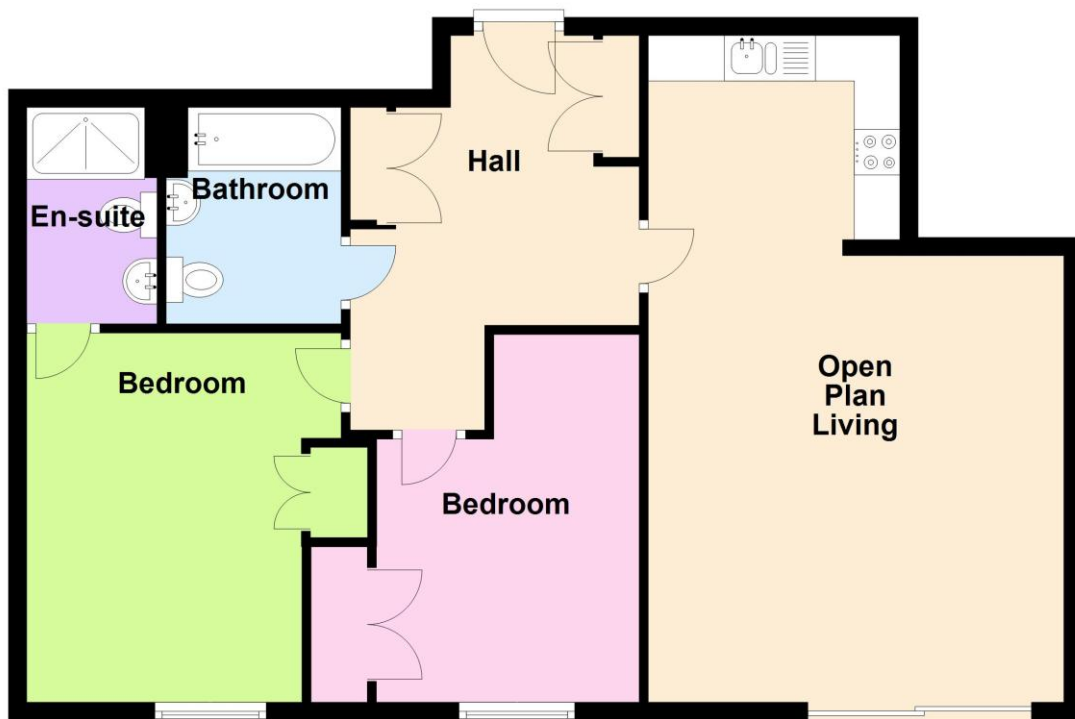
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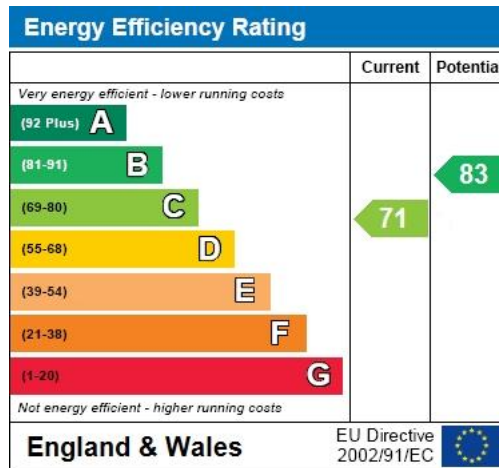
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## Second Floor



**SELLING YOUR OWN PROPERTY IN GOSPORT?**  
**WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS**  
**AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Communal Entrance	With lift or stairs to each floor.
Entrance Hall	Double storage cupboard, door entry phone, airing cupboard.
Lounge	15'10" (4.83m) x 15'0" (4.57m) PVCu double glazed sliding patio door, 2 electric panel heaters, balcony with glass balustrade.
Kitchen Area	9'0" (2.74m) x 5'11" (1.8m) Comprising 1½ bowl stainless steel sink unit, wall and base units with worksurface over, built-in oven, 4 ring electric hob with extractor canopy above, integrated fridge/freezer, plumbing for washing machine, marble style floor tiles, inset spotlighting.
Bedroom 1	13'3" (4.04m) x 9'11" (3.02m) Plus Recess PVCu double glazed window, built-in double cupboard, electric panel heater.
En-Suite Shower Room	Shower cubicle, hand basin, low level W.C, chrome heated towel rail, ceramic tiled floor, tiled splashbacks, extractor fan, inset spotlighting.
Bedroom 2	13'3" (4.04m) x 9'6" (2.9m) PVCu double glazed window, electric panel heater, built-in double cupboard.
Bathroom	White suite of panelled bath, hand basin, low level W.C., chrome heated towel rail, ceramic tiled floor, tiled walls, extractor fan, inset spotlighting, shaver point.
Outside	
Communal Ground	With security entrance gates, allocated parking space.
Tenure	Leasehold. Balance of a 125 year lease from 1st April 2005, current ground rent £175 per annum, maintenance charge approx £1710 for 6 months.  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.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this development.
Council Tax	Band D.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a>



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.