



70 Sanderling Lodge, Rope Quays, Gosport, Hampshire, PO12 1EN

TOWN & COUNTRY
SOUTHERN

- Waterside Apartment with Harbour Views
- Two Double Bedrooms
- En-Suite to Main Bedroom
- Fitted Wardrobes
- Gated Allocated Parking Space
- Major Recent Building Safety Upgrades
- Viewing Essential
- Council Tax Band D - Gosport Borough Council
- £425,000 - Leasehold

Sanderling Lodge is a modern purpose built block set within the popular Rope Quays Development. The purpose built apartment is located on the fifth floor, with 893 sq ft of living accommodation and comprises: hallway; bathroom, two double bedrooms with fitted wardrobes, the primary bedroom has an en-suite shower room, 28' spacious open plan living room, fitted kitchen and dining room with balcony providing panoramic views of Portsmouth Harbour and Gunwharf Quays. The apartment is one of the few to offer a dual aspect living space with a Juliette balcony to the rear allowing for a through breeze in the summer time. The block is currently undergoing extensive works in order to bring it up to the most recent safety standards with works due to be finished by the end of the year. The apartments have secure gated accesses for both vehicles and pedestrians with communal landscaped grounds

COMMUNAL ENTRANCE
Stairs and lifts to all floors.

FIFTH FLOOR
Landing, door to

HALLWAY
Cupboard housing hot water system, further slimline storage, smooth ceilings with triple light pendants, wall mounted convector heater, double doors to lounge and doors to:



OPEN PLAN LOUNGE / KITCHEN / DINING ROOM

28' 0" x 14' 0" (8.53m x 4.27m) Dual aspect room with high ceilings and sliding doors leading to the balcony with outstanding panoramic harbour views and towards Gunwharf , kitchen area with fitted wall and base units incorporating 4 ring ceramic hob, electric oven below and stainless steel and glass extractor hood over, integrated fridge freezer and washing machine. Dining area with Juliette balcony to the rear.

BEDROOM 1

11' 11" x 11' 10" (3.63m x 3.61m) Comprehensive range of built in furniture including four double wardrobes, chest of drawers and cabinet. Double glazed window to the rear aspect. Wall mounted convector heater. Door to ensuite.

ENSUITE

White suite of walk in shower cubicle, dual flush WC and wash hand basin with vanity storage below. Chrome effect ladder towel rail. Tiled flooring and tiling to principle wall areas. Extractor fan.

BEDROOM 2

10' 8" x 10' 2" (3.25m x 3.1m) Comprehensive range of fitted furniture including double wardrobes, cabin locker storage, chest of drawers and cupboard. Double glazed window to the rear aspect. Wall mounted convector heater.

BATHROOM

White suite of panelled bath with shower over, WC, wash hand basin with vanity storage below. Chrome effect ladder towel rail. Tiled flooring and tiling to principle wall areas. Extractor fan.

DIRECTIONS

Travelling along the A27 in a westerly direction bear left at exit 11 onto the A27 Eastern Way, bear left onto Gosport Road, continue in a southerly direction proceeding into Fareham Road A32 passing Fort Brockenhurst on the left hand side, continue along the A32 into Forton Road, continue over the traffic light junction with St. Georges Playing Fields on the right into Mumby Road, continue over the traffic lights bearing right where Rope Quays can be found on the left hand side.

AGENTS NOTES

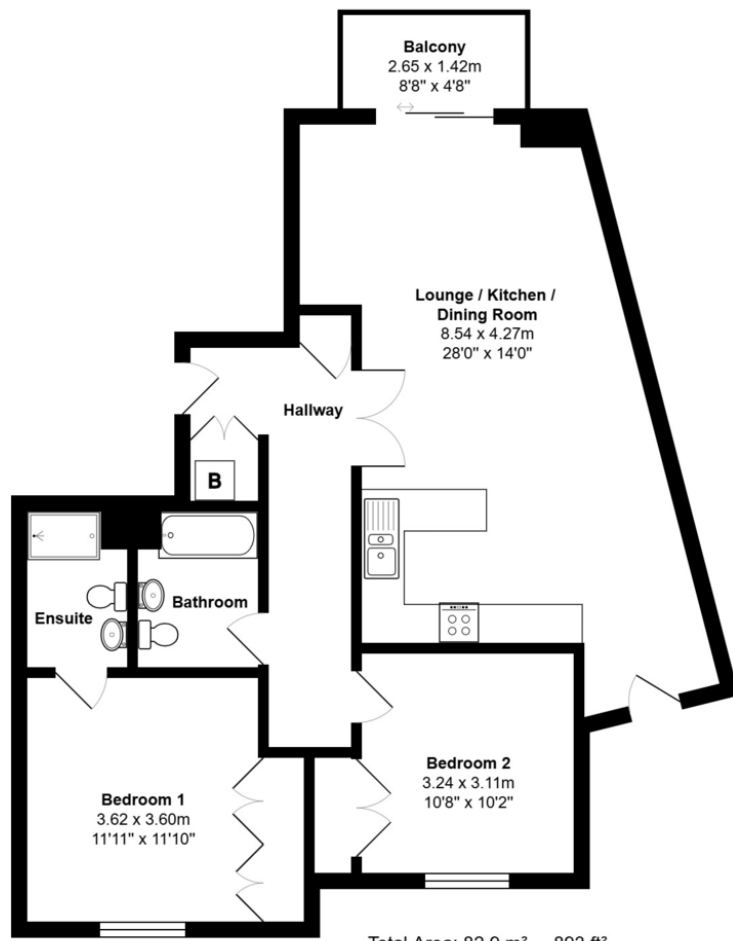
Council Tax Band D - Gosport Borough Council
Broadband – ADSL/FTTC Fibre Checker (openreach.com)
Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)
NB There are significant ongoing building works on site and the impact on future maintenance charges has not yet been established.

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.

VIEWING NOTE

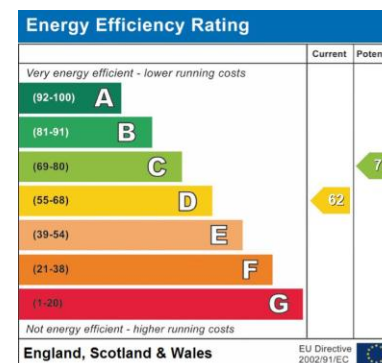
EWS1 certified, please call the agency before making any viewing arrangements.





Total Area: 82.9 m² ... 893 ft²

All measurements are approximate and for display purposes only



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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