



The Penthouse, 73 Sanderling Lodge, Rope Quays, Gosport, Hampshire, PO12 1EN

 FINE & COUNTRY

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £260,000 - Leasehold



Features

- An Impressive Waterfront Penthouse Apartment
- Two Bedrooms & Two Bathrooms
- Private Floor (only apartment on this level)
- Extensive 35' Roof Terrace

PROPERTY SUMMARY

This impressive waterfront penthouse apartment has stunning panoramic views over the historic and natural harbour, towards the Naval Base and Gunwharf Quays with the iconic Spinnaker Tower and the No.1 Building, The Isle of Wight & The Solent. It is located on the top floor and benefits from a large roof terrace, high ceilings and quality fittings. The accommodation provides 1201 sq ft of living space with a 35' roof terrace,

extensive sitting room opening onto the fitted kitchen, two bedrooms both with en-suite facilities, the primary bedroom also has a separate dressing room. The apartment has a secure gated entrance, landscaped gardens, entry phone system and lift facility to all floors. Being the penthouse, the apartment is exclusively set out over one floor and internally it is finished with a contemporary and minimalistic style. The location is ideal for those wanting to be

within easy reach of the town centre, the Gosport Ferry Terminal which has regular sailing to Portsmouth Harbour, with its rail links to London Waterloo & Victoria. Old Portsmouth is within an easy walk of Portsmouth Harbour terminal as is Gunwharf Quays with its extensive outlet shopping, cinema, bars and restaurants. Royal Clarence Yard is close by as is, Stokes Bay where there are extensive views over the Solent.



The property is offered with no forward chain, electric heating, double glazing, residents car parking and fitted floor coverings throughout, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE

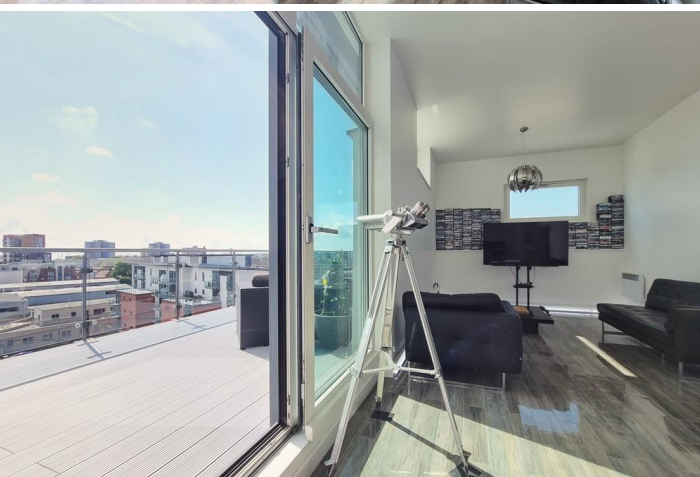
Security gates leading to communal grounds, allocated parking under building with visitors spaces (permits), communal security front door with entry phone system leading to large hallway, staircase and lift rising to all floors, locked letterboxes, large mirror.

SIXTH FLOOR

Landing with fire escape window, staircase to all floors, fire alarm, door to:

PENTHOUSE, NO.73

Main front door with security spy-hole leading to:



HALLWAY

L shaped, tiled flooring, electric panel heater, entry phone system, double doored built-in storage cupboard with electric consumer box, further built-in cupboard housing hot water cylinder, ceiling spotlights, fire alarm, twin doors leading to:

OPEN PLAN SITTING ROOM

30' 5" x 11' 6" (9.27m x 3.51m) Overall length of rooms 40'10". Ceiling height approximately 10'8", high level double glazed windows to side, panel heater, double glazed sliding door with full height panel to one side leading to roof terrace with outstanding views over the marina towards the Spinnaker Tower and Gunwharf Quays, HMS Warrior, second panel heater, full height double glazed windows with matching views, central island with brushed steel fronted drawers under with soft close mechanism and breakfast bar to one side, matching tiled flooring leading to:

KITCHEN

10' 10" x 11' 0" (3.3m x 3.35m) Overall length of rooms 21'2". Ceiling height approximately 10'8", double glazed window to side aspect with far reaching views towards the boat yard, marina and Portsdown Hill in the distance, comprehensive range of matching wall and floor units with roll top work surface, inset 1½ bowl stainless steel sink unit with mixer tap and cupboards under, integrated appliances with matching doors including fridge, freezer, washer/dryer and slimline dishwasher, range of storage cupboards, inset four ring electric hob with oven under, stainless steel splashback with matching extractor fan over, range of wall units, corner shelving, extractor fan, ceiling spotlights, matching tiled flooring, wine cooler, panel heater.

BATHROOM

White suite comprising: panelled bath with hand grips, mixer tap and shower attachment, ceramic tiled splashback, mirror and shaver point, wall mounted wash hand basin with mixer tap, closed coupled w.c., tiled flooring, chrome heated towel rail, range of glass shelving, Jack and Jill door leading to bedroom 1.

BEDROOM 1

11' 11" x 11' 9" (3.63m x 3.58m) Double glazed window to rear aspect with blinds and far reaching views, range of built-in wardrobes to one wall with hanging space and shelving, panel heater, door to bathroom, Karndean flooring, door to:

WALK-IN WARDROBE

7' 10" x 5' 0" (2.39m x 1.52m) Mirrors to one wall, matching Karndean flooring.

BEDROOM 2

10' 7" x 10' 4" (3.23m x 3.15m) Double glazed window to rear aspect with blind and far reaching views, built-in double doored wardrobe with hanging space and shelving, matching Karndean flooring, electric panel heater, door to:

EN-SUITE SHOWER ROOM

Shower with glazed screen and drying area to one end, drench style hood and separate shower attachment, wooden vanity surface with his & hers wash hand basins with cupboards under, twin mirrors, range of drawer units, concealed cistern w.c., with dual flush and shelf over, shaver point, tiled flooring, fully ceramic tiled to walls.

ROOF TERRACE

35' 10" x 10' 6" (10.92m x 3.2m) Balustrade, glass screens, outstanding views on three aspects, south westerly towards the Isle of Wight, the Solent and Napoleonic Forts / Follies in the distance, southerly over the marina towards Old Portsmouth, Gunwharf Quays, HMS Warrior and the Naval Dockyard and northerly at an angle towards Portsdown Hill in the distance.

GROUND RENT

£175.00 per annum.

ESTATE SERVICE CHARGE

Maintenance charge (inc. estate charge & reserve) of £4,297.58 p.a. (Managed by Dack Property Management)

TENURE

Leasehold, 125 years from 1st April 2005 (104 years remaining).

PARKING

Communal grounds with under building allocated car parking space (numbered), visitor's car parking facilities, communal bin store and bike storage areas.

VIEWING NOTE

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

AGENTS NOTES

Council Tax Band E - Gosport Borough Council

Broadband – ADSL/FTTC Fibre Checker (openreach.com)

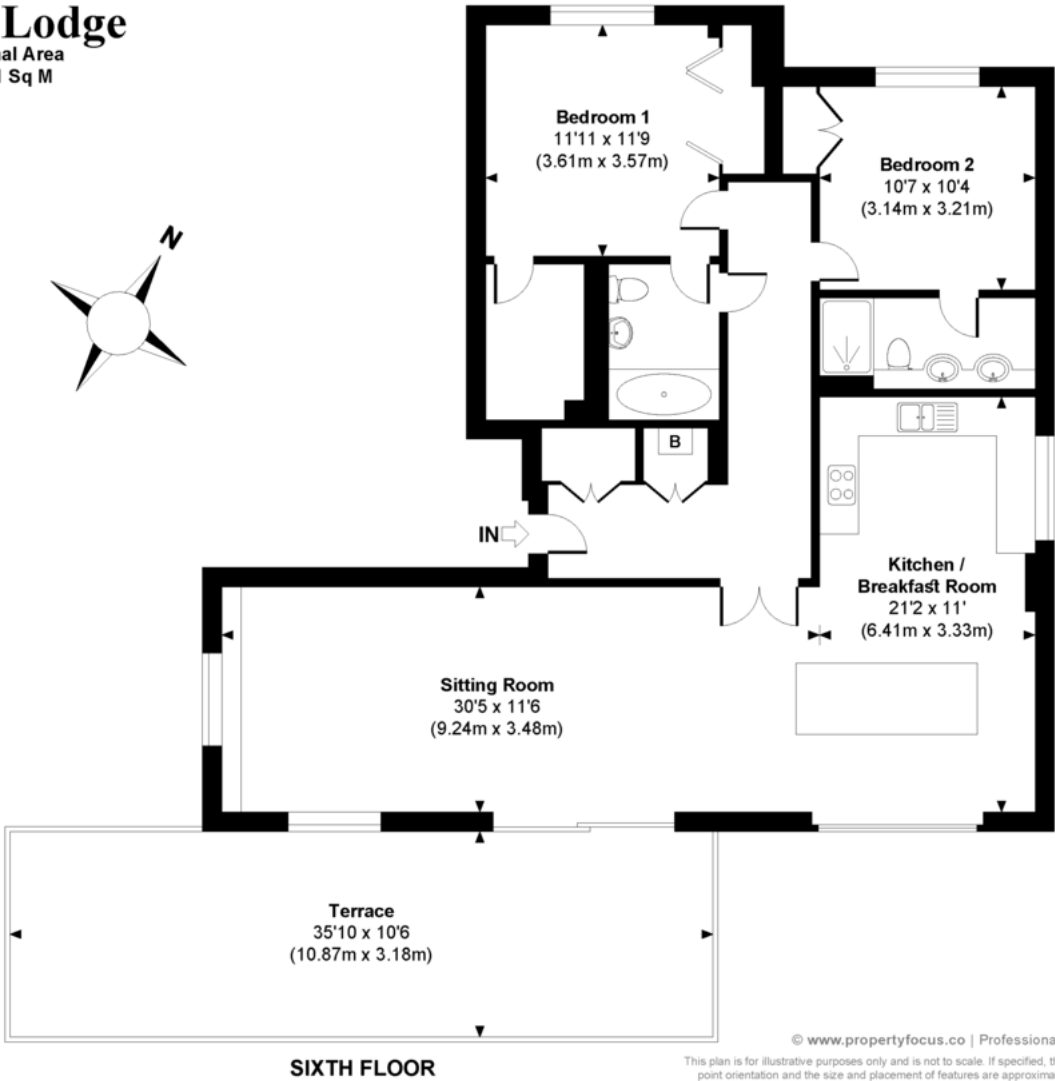
Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk))

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.



Sanderling Lodge

Approximate Gross Internal Area
Total = 1201 Sq Ft / 111.61 Sq M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	71	79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		
www.EPC4U.COM		



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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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