

**FOR SALE**



**Jacana Court, Rope Quays, Gosport**  
**Asking Price Of £325,000**

  
**MARTIN&CO**

# Rope Quays, Gosport,

## Asking Price Of £325,000

- Third-floor apartment within the sought-after Rope Quays development
- Two spacious double bedrooms
- Two bathrooms including en-suite facilities
- Bright open-plan living and dining area

Located within the sought-after Rope Quays development, this spacious third-floor apartment offers two double bedrooms, two bathrooms and an impressive 60 square metre balcony with far-reaching views.

Located within the popular Rope Quays development, this well-presented third-floor apartment offers spacious accommodation, impressive harbour views and a substantial 60 square metre balcony. The property includes two double bedrooms, two bathrooms, a separate study/home office and secure gated parking, and is offered to the market with no forward chain.

Accessed via a secure and well-maintained communal entrance with lift access to all floors, the apartment opens into a generous entrance hall providing access to all principal rooms.

The main living space consists of a bright and spacious open-plan living and dining area with direct access to the balcony, alongside a modern fitted kitchen with a range of integrated appliances and ample storage. Large windows allow plenty of natural light while making the most of the views across Portsmouth Harbour.

Both bedrooms are good-sized doubles and benefit from en-suite



facilities, making the layout well suited to both owner-occupiers and guests. In addition, there is a separate study/home office, ideal for remote working, which leads through to a useful utility room.

A key feature of the property is the large balcony, providing plenty of outdoor space for seating and entertaining while enjoying far-reaching views across Portsmouth Harbour and beyond. The balcony also benefits from excellent sun exposure throughout the day.

Further benefits include one allocated parking space, secure entry system, lift access and no forward chain. Apartments within Rope Quays offering this amount of outside space and harbour views are rarely available, making early viewing highly recommended.

**LEASEHOLD INFORMATION:** Years Remaining: 105, Ground Rent: £175 p.a., Service Charge: £2914 p.a.

Please note that Martin & Co have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

**HMRC COMPLIANCE:** All sellers and buyers will be required to complete online identity checks provided by MoveButler. The cost of these checks is £60 inc. VAT per person which is paid in advance, directly to MoveButler. This charge verifies your identity in line with our obligations as agreed with HMRC.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	80
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		77	77
England, Scotland & Wales		EU Directive 2002/91/EC	



## Martin & Co Portsmouth, Fareham and Gosport

4 Grove Road South • Southsea • PO5 3QT  
T: 02392 987001 • E: portsmouth@martinco.com

# 02392 987001

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.