



Harlequin Court, Rope Quays, Gosport PO12 1EQ

welcome to

Harlequin Court Rope Quays, Gosport

Exceptional waterside living with panoramic harbour views and a private balcony to match.

Communal Hallway

Lift and stairs to all floors.

Entrance Hall

Door to access, secure entry system, storage cupboard housing meters and water meter.

Open Plan Lounge/Kitchen/Diner

27' 4" max x 14' 4" max (8.33m max x 4.37m max)

Lounge/dining Area:

UPVC double glazed sliding door to balcony with panoramic views of Portsmouth Harbour and Historic Portsmouth dockyard, two further floor to ceiling UPVC double glazed windows, two electric radiators, space for dining table and chairs.

Kitchen Area:

Matching wall and base units, stainless steel sink and drainer unit, in-built oven, hob, cooker-hood, in-built dishwasher and fridge/freezer.

Master Bedroom

12' max x 11' 8" max (3.66m max x 3.56m max)

UPVC floor to ceiling double glazed window to side elevation, in-built wardrobe, electric radiator, door to:

En-Suite

Shower cubicle, wash hand basin, wc, extractor fan, heated towel rail, shaver point, part tiled walls.





Bedroom 2

11' max x 10' max (3.35m max x 3.05m max)

UPVC double glazed window to side elevation, in-built wardrobe, electric radiator.

Bathroom

Bath with shower attachment, wash hand basin, wc, shaver point, extractor fan.



Parking

There is an allocated parking space.



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welcome to

Harlequin Court Rope Quays, Gosport

- No Onward Chain
- Waterside Apartment
- Balcony
- Panoramic Views Across Portsmouth Harbour
- Two Bedrooms

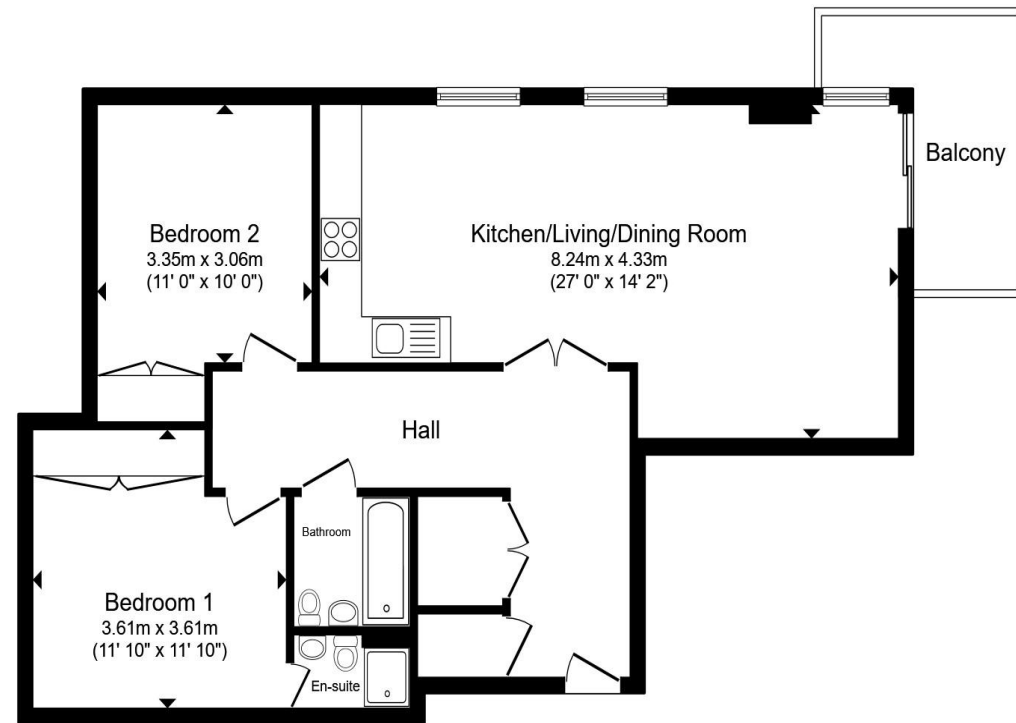
Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 3632.00

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.

£325,000



Floor Plan

Total floor area 77.9 m² (839 sq.ft.) approx

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.propertybox.io



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Property Ref:
GOS113388 - 0005

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