





Harlequin Court, Rope Quays, Gosport, PO12 1EQ

fox & sons

welcome to

Harlequin Court Rope Quays, Gosport

Two Bedroom Third-Floor Apartment | Balcony with Stunning Water Views | Lift Access | Gated Development | Allocated Parking | No Forward Chain

Entrance Hall
Door to access, two cupboards.

Lounge / Kitchen
27' 4" max x 14' 1" max (8.33m max x 4.29m max)
Lounge Area:
UPVC double glazed windows to side elevation, UPVC door to balcony, two radiators.

Kitchen Area:
Matching wall and base units, one and a half bowl sink and drainer unit, work surfaces, electric oven, electric hob, cooker-hood, integrated fridge/freezer, washing machine and slimline dishwasher.



Bedroom 1
11' 10" max x 11' 10" max (3.61m max x 3.61m max)
UPVC double glazed window to side elevation, triple in-built wardrobe, radiator, door to:

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



Bedroom 2
10' 11" max x 10' max (3.33m max x 3.05m max)
UPVC double glazed window to side elevation, double in-built wardrobes, radiator.

Bathroom
Bath with shower over, wash hand basin, wc, shaver point, heated towel rail, extractor fan, tiled walls.

Balcony

Allocated Parking Space





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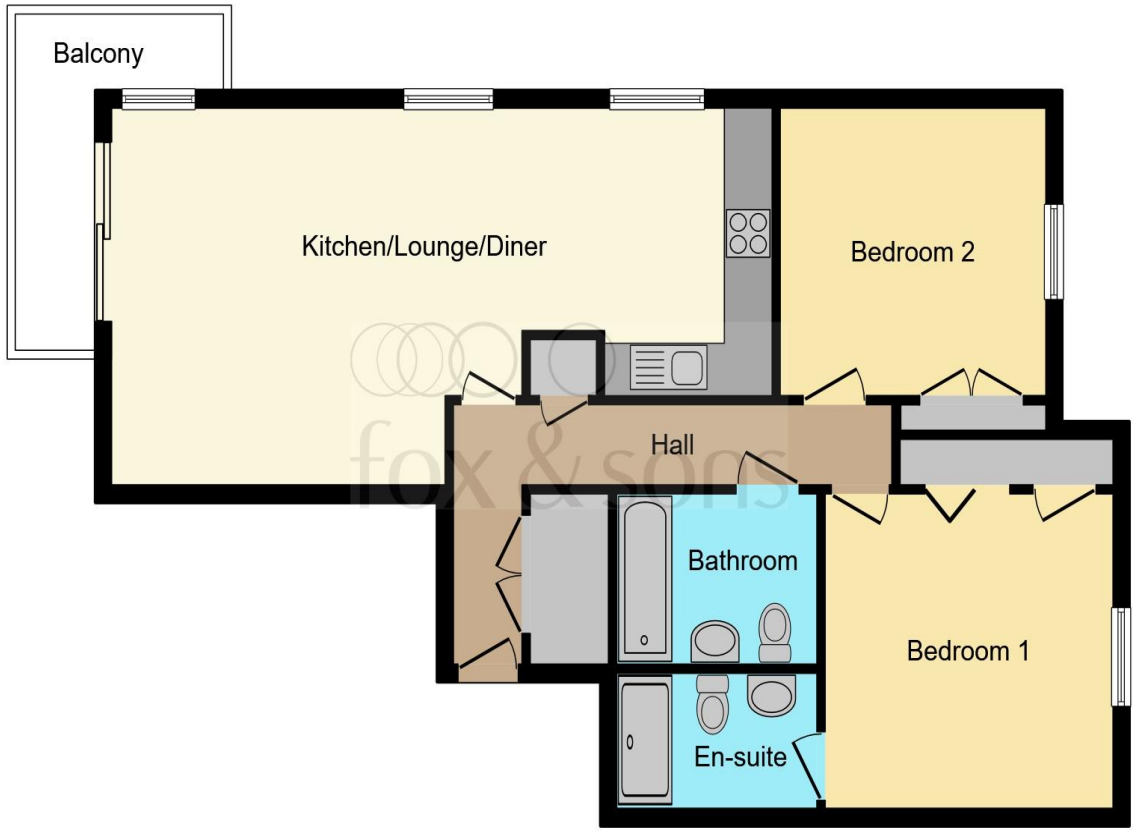
welcome to

Harlequin Court Rope Quays, Gosport

- Two-bedroom third-floor apartment
- Private balcony with stunning water views
- Lift access within the block
- Allocated parking space
- Principal bedroom with en-suite plus family bathroom

Tenure: Leasehold EPC Rating: C
Council Tax Band: D Service Charge: Ask Agent
Ground Rent: Ask Agent
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£240,000



Total floor area 78.4 sq.m. (843 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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The Property Ombudsman

Property Ref:
GOS113572 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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