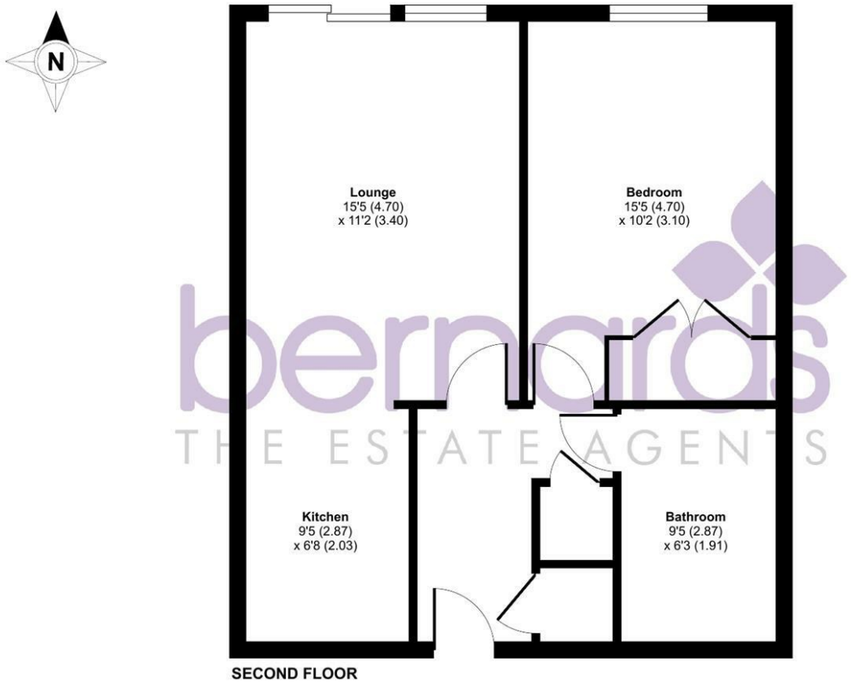
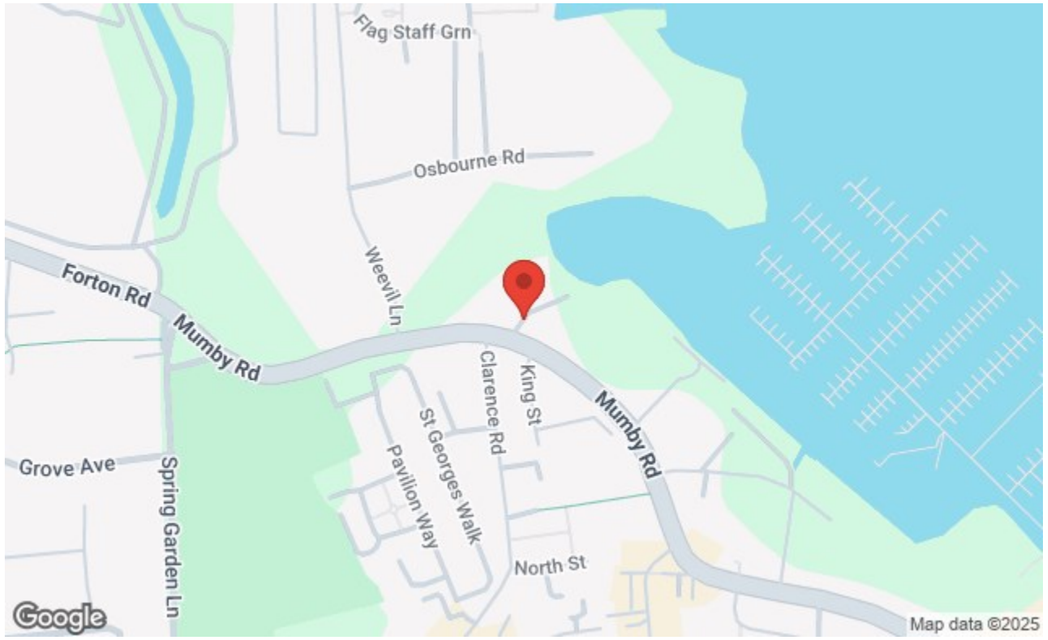
Jacana Court, Rope Quays, Gosport, PO12

Approximate Area = 463 sq ft / 43 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1314989



97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

Offers Over £125,000

Rope Quays, Gosport PO12 1EN

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HIGHLIGHTS

- SECOND FLOOR APARTMENT
- LIFT ACCESS TO ALL FLOORS
- ALLOCATED PARKING
- ROPE QUAYS LOCATION
- WALKING DISTANCE TO GOSPORT HIGH STREET
- JULIET BALCONY
- COMMUNAL GARDENS
- AN IDEAL FIRST TIME BUY
- NO ONWARD CHAIN

***UNEXPECTEDLY RE-AVAILABLE! ***
Bernards is pleased to present this modern purpose-built flat located in the desirable Rope Quays area of Gosport. This charming one-bedroom apartment, constructed in 2005, offers a comfortable living space of 463 square feet, making it an ideal choice for first-time buyers or those looking to invest in a buy-to-let property.

As you enter the flat, you will find a welcoming reception room that seamlessly connects to a modern fitted kitchen, creating an open-plan living area perfect for relaxation and entertaining. The lounge features a delightful Juliet balcony, allowing natural light to flood the space and providing a pleasant view of the surrounding area. The double bedroom is equipped with a fitted wardrobe, ensuring ample storage for your belongings, while the well-appointed bathroom adds to the convenience of this lovely home.

The property benefits from lift access and a security intercom entry system, enhancing both comfort and safety. Outside, residents can enjoy allocated parking for one vehicle, as well as access to communal gardens, providing a tranquil space to unwind.

Situated within walking distance of Gosport High Street, this flat offers easy access to a variety of shops, cafes, and local amenities. With no onward chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to own this delightful apartment in a sought-after location.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN
9'5 x 6'8 (2.87m x 2.03m)

LOUNGE
15'5 x 11'2 (4.70m x 3.40m)

BEDROOM
15'5 x 10'2 (4.70m x 3.10m)

BATHROOM
9'5 x 6'3 (2.87m x 1.91m)

OUTSIDE

ALLOCATED PARKING SPACE

COMMUNAL GARDENS

LEASEHOLD INFORMATION
"We have been informed by the seller that there is a remaining lease of 105 years, ground rent £175 per annum and service charge of £163 per month".

AGENTS NOTE
Please note: This block is currently undergoing fire safety upgrade works, and scaffolding is in place. The works are scheduled for completion by October 2025.
The external images were taken prior to the commencement of the works, and the internal images were taken before the current tenant moved into the property.

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

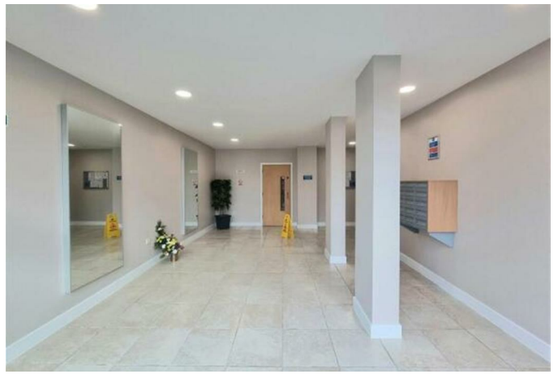
ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

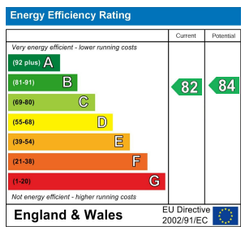
BERNARDS MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.





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