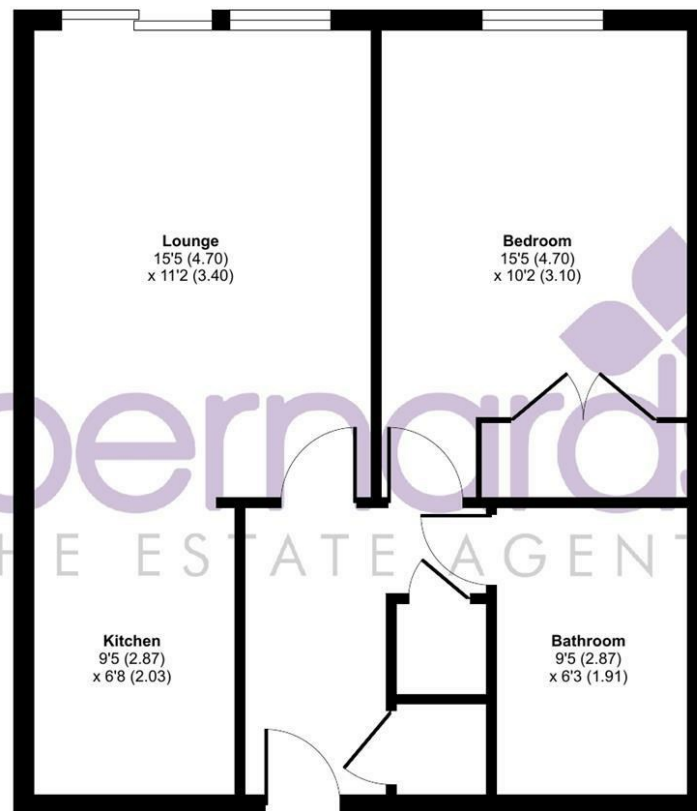


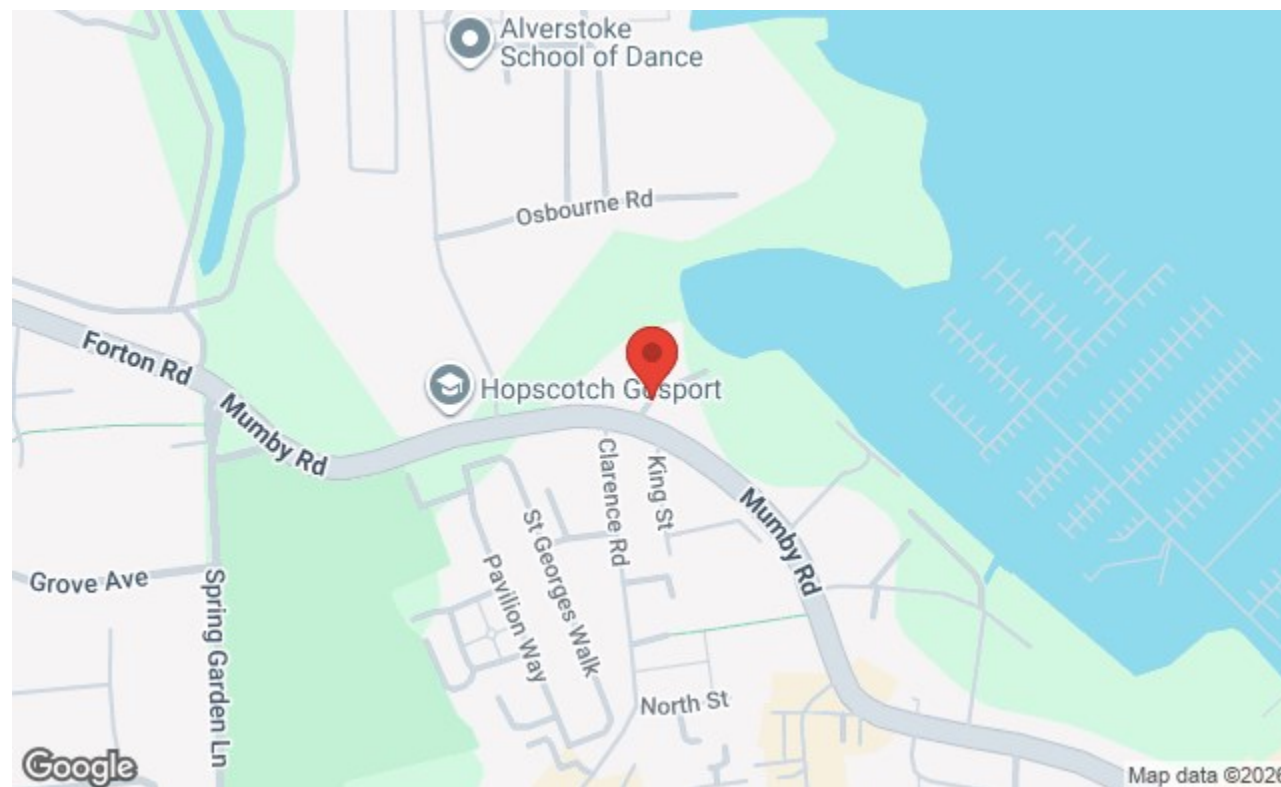
Jacana Court, Rope Quays, Gosport, PO12

Approximate Area = 463 sq ft / 43 sq m
For identification only - Not to scale



SECOND FLOOR

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



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



Offers Over £110,000

Rope Quays, Gosport PO12 1EN

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ Second Floor Apartment
- ❖ Lift Access To All Floors
- ❖ Allocated Parking
- ❖ Rope Quays Location
- ❖ Walking Distance to Gosport High Street
- ❖ Juliet Balcony
- ❖ No Onward Chain
- ❖ An Ideal First Time Buy
- ❖ Being sold via 'Secure Sale'
- ❖ Immediate 'exchange of contracts' available

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000

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".

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.

AUCTIONEERS COMMENTS

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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