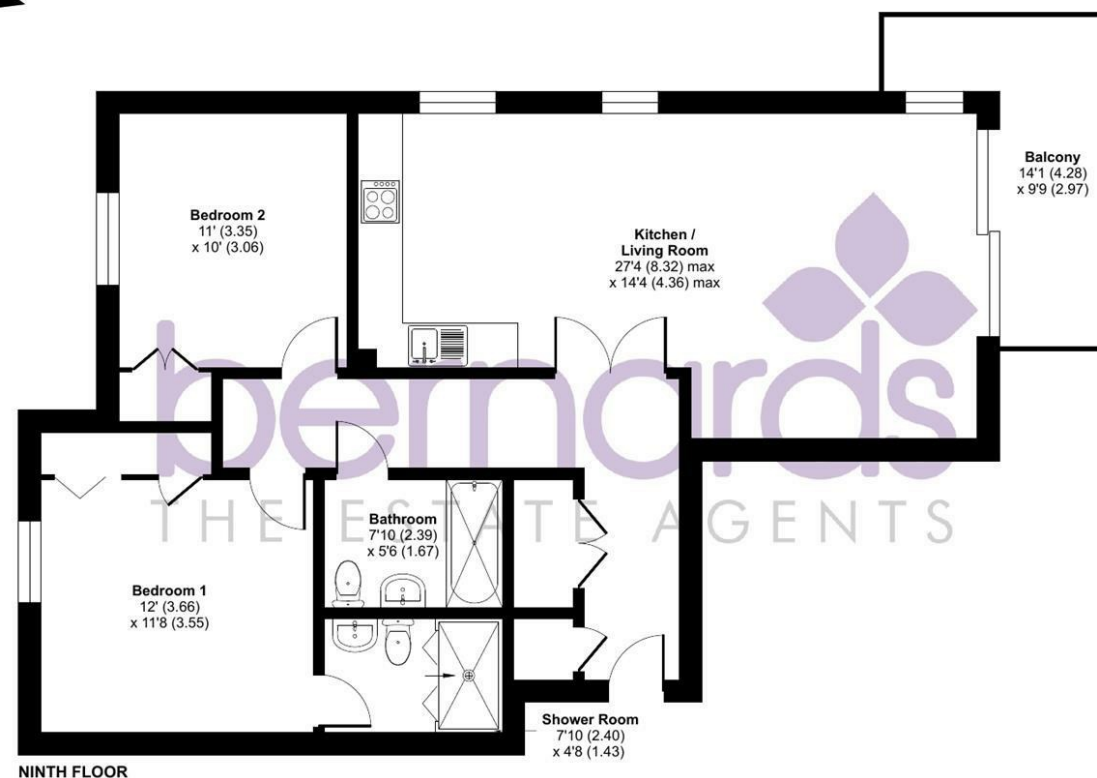




## Harlequin Court, Rope Quays, Gosport, PO12

Approximate Area = 891 sq ft / 82.7 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). © nitchcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1376670



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



Asking Price £325,000

Rope Quays, Gosport PO12 1EQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- Exceptional two-bedroom waterside apartment on the 8th floor
- Breathtaking panoramic views over Portsmouth Harbour
- Located within the prestigious Rope Quays development
- Secure gated entrance with allocated undercover parking space
- Lift access to all floors
- Modern interior with double glazing and electric heating
- Master bedroom with en suite shower room
- Large 14ft private balcony
- Offered with no onward chain

Bernards are delighted to present this exceptional two-bedroom, eighth-floor waterside apartment, boasting breathtaking panoramic views over Portsmouth Harbour.

Situated within the prestigious Rope Quays development, this spacious 891 sq. ft. residence occupies a prime waterfront position in the heart of Gosport town centre—just a short stroll from the High Street and the Gosport Ferry terminal, providing effortless access to Portsmouth and beyond.

Accessed via a secure gated entrance, the property further benefits from an allocated undercover parking space and lift access to all floors for complete convenience.

Inside, the apartment features double glazing, remote controlled electric heating, and a contemporary layout perfectly suited to modern

living. The accommodation comprises two generously proportioned double bedrooms; the master bedroom enjoys its own en suite shower room, while a second stylish bathroom serves the rest of the home.

The centrepiece of the apartment is the impressive open-plan kitchen, dining, and living area, which flows seamlessly out through large glazed doors onto a 14ft private balcony. From here, you can take in uninterrupted, panoramic views across Portsmouth Harbour—an exceptional backdrop for both entertaining and relaxing.

Offered with no onward chain, this outstanding apartment provides a rare opportunity to enjoy luxury waterside living in a vibrant and well-connected location. Early viewing is highly recommended.

Call today to arrange a viewing  
02392 004660  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## ENTRANCE HALL

### OPEN PLAN KITCHEN TO LOUNGE/DINER

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

### BALCONY

14'1 x 9'9 (4.29m x 2.97m)

### BEDROOM ONE

12'0 x 11'8 (3.66m x 3.56m )

### EN SUITE

7'10 x 4'8 (2.39m x 1.42m)

### BEDROOM TWO

11'0 x 10'0 (3.35m x 3.05m)

### BATHROOM

7'10 x 5'6 (2.39m x 1.68m)

## OUTSIDE

### ALLOCATED UNDERCOVER PARKING

### LEASEHOLD INFORMATION

We have been informed by our seller that there is 100 years remaining on the lease.

Ground rent £175

Service charge £3632

### 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.

### 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.

## 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.

## 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!

## COUNCIL TAX BAND E



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		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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