

Asking Price £245,000

Rope Quays, Gosport PO12 1EN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Stunning Panoramic Harbour Views
- Sought-After Rope Quays Development
- Spacious 807 Sq. Ft. Apartment
- Two Generous Double Bedrooms
- En-Suite to Principal Bedroom
- Open-Plan Kitchen/Living/Dining Room
- Allocated Parking Space & Visitor Parking
- Lift Access to All Floors
- Secure Gated Development
- Ideal Home, Investment or Lock-Up-and-Leave

Bernards Estate Agents are delighted to present this exceptional two-bedroom second-floor apartment, offering breathtaking panoramic views across Portsmouth Harbour from the sought-after Rope Quays development.

Occupying a prime waterside position in the heart of Gosport town centre, this spacious 807 sq. ft. apartment is just a short walk from the High Street, marina and Gosport Ferry Terminal, providing excellent links to Portsmouth and beyond.

The development benefits from secure gated access, lift access to all floors, one allocated parking space and visitor parking.

Beautifully presented throughout, the apartment has been updated by the current owners, including a boiler installed approximately two years ago,

replacement radiators, a modern kitchen fitted around five years ago with integrated appliances, replacement carpets and flooring, a new decked balcony installed approximately six months ago, and upgraded fitted wardrobes in the principal bedroom.

The accommodation comprises two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room, a modern family bathroom, and a superb open-plan kitchen, dining and living area opening onto the private balcony with uninterrupted harbour views.

A fantastic opportunity to enjoy luxury waterside living in one of Gosport's most desirable developments. Early viewing is highly recommended.

Call today to arrange a viewing
02392 004660
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PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN/DINER/LIVING ROOM

20'3" x 18'6" (6.18 x 5.64)

BEDROOM ONE

18'3" x 10'7" (5.58 x 3.23)

ENSUITE

7'10" x 4'8" (2.41 x 1.44)

BEDROOM TWO

12'7" x 9'6" (3.86 x 2.90)

BATHROOM

7'10" x 6'5" (2.39 x 1.96)

Outside

ALLOCATED PARKING & VISITOR BAYS

COMMUNAL GARDEN

Council Tax Band D

Leasehold Information

We are informed by our seller that:

Lease Length: Balance of a 125 year lease from 1st April 2005
Ground Rent: £175 per annum.
Service charge: Approximately £273 per month, which includes buildings insurance and water rates.

Financial Services

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!

AML - Anti Money Laundering Procedure

We 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.

Buyer Verification

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.

Recommended 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. We 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.

Disclaimer Statement

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

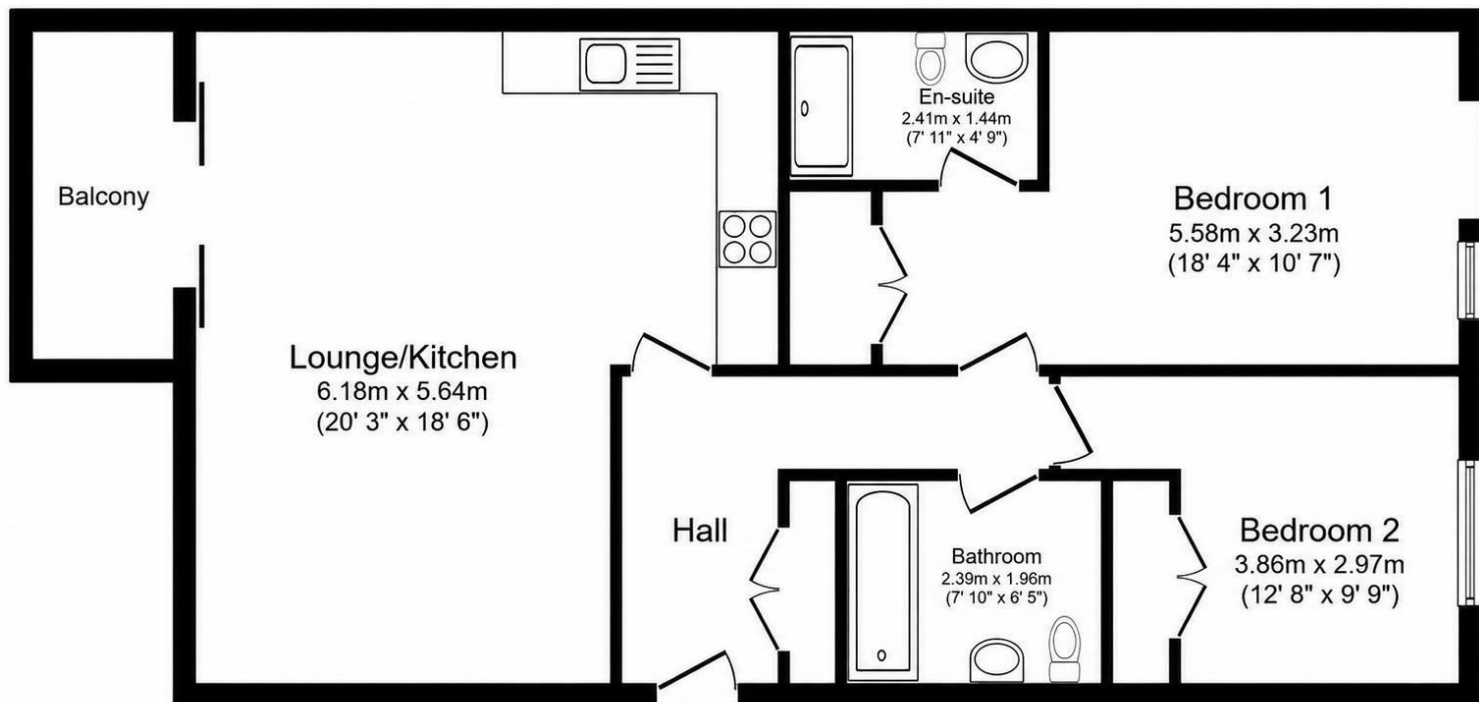
Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.



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		
England & Wales	73	84
EU Directive 2002/91/EC		

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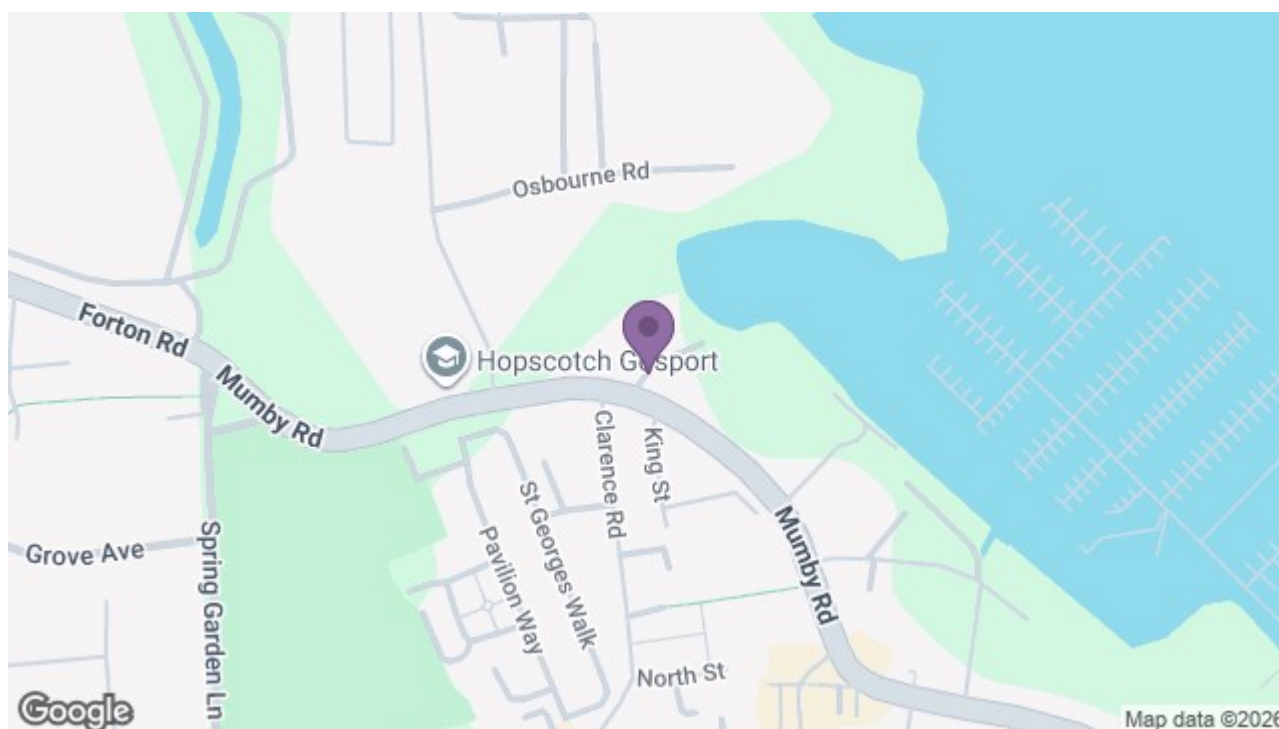


Floor Plan

Total floor area 77.0 sq. m. (829 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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