

Jacana Court, Rope Quays,
Gosport, Hampshire, PO12 1EN

£239,950



2nd Floor Apartment
Open Plan Living Area

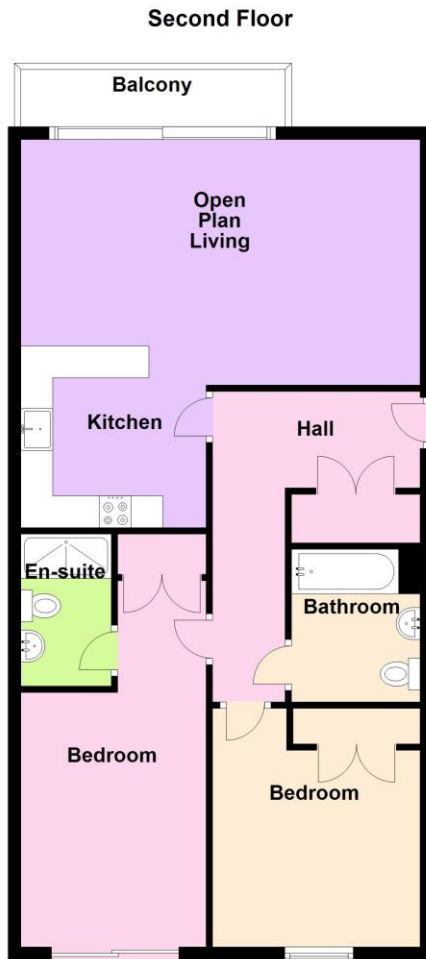
Modern Kitchen
Main Family Bathroom
Parking

Two Bedrooms
Balcony With Glass Balustrade With Views
Of Portsmouth Harbour
En-Suite Shower Room To Bedroom One
Electric Heating & PVCu Double Glazing
No Forward Chain

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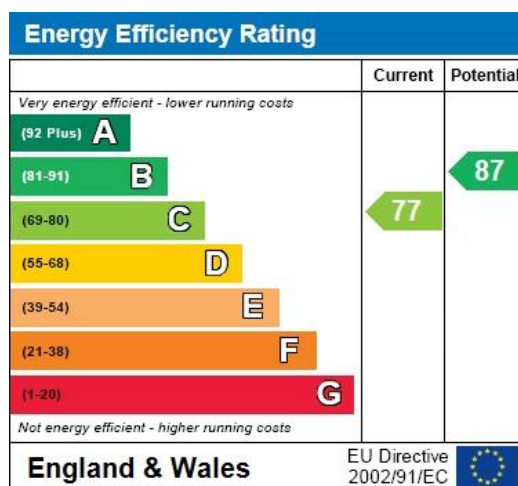
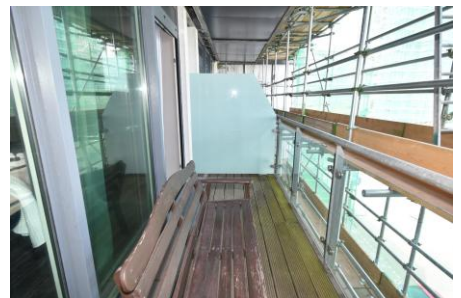
Communal Entrance	With lift or stairs to each floor. The flat is located on the 2nd floor.
Entrance Hall	With door entry phone, electric panel heater, storage and meter cupboard with space for dryer.
Open Plan Living Area	
Lounge Area	20'4" (6.2m) x 12'8" (3.86m) Picture window, sliding patio doors giving access to balcony with glass screen and views of Portsmouth Harbour, 2 electric panel heaters.
Kitchen Area	9'6" (2.9m) x 7'5" (2.26m) Newly fitted kitchen with stainless steel sink, wall and base units with worksurface over, built in oven and induction hob, extractor canopy over, space for fridge/freezer, integrated dishwasher and washing machine, pelmet lighting, ceramic tiled floor.
Bedroom 1	18'3" (5.56m) Max x 9'7" (2.92m) PVCu double glazed sliding patio door to Juliette balcony with glass balustrade, electric panel heater, built in double cupboard.
En-Suite Sower Room	7'11" (2.41m) x 4'7" (1.4m) Shower cubicle, hand basin, low level W.C. chrome heated towel rail, tiled splashbacks, extractor fan, ceramic tiled floor, shaver point.
Bedroom 2	10'8" (3.25m) x 9'9" (2.97m) widening to 12'4" (3.76m), PVCu double glazed window, built in double cupboard, electric panel heater.
Bathroom	7'10" (2.39m) x 6'6" (1.98m) White suite of panelled bath, hand basin, low level W.C., chrome heated towel rail, extractor fan, shaver point, ceramic tiled floor.
OUTSIDE	There is a secure pedestrian and vehicular electric gates giving access to the communal gardens and parking area. The parking to this property is provided in the first row behind the building.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this development.
Tenure	Leasehold. Balance of a 125 year lease from 1st April 2005. Current ground rent £175.00 per annum and maintenance charges £3393.00 per annum. These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.
Council Tax	Band D.

Agents Note

Outside and view photos are from another flat, as currently scaffolding on the building. We have been advised that the works being carried out on building have been paid for.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>



Full Energy Performance Certificate
available upon request

Appointment

Date: Time: Person Meeting:

Viewing Notes

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing.

Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.