



**Harlequin Court, Rope Quays, Gosport, PO12 1EQ**

**welcome to**

## **Harlequin Court Rope Quays, Gosport**

Two Bedroom Third-Floor Apartment | Balcony with Stunning Water Views | Lift Access | Gated Development | Allocated Parking | No Forward Chain

### **Entrance Hall**

Door to access, two cupboards.

### **Lounge / Kitchen**

27' 4" max x 14' 1" max ( 8.33m max x 4.29m max )

Lounge Area:

UPVC double glazed windows to side elevation,  
UPVC door to balcony, two radiators.

Kitchen Area:

Matching wall and base units, one and a half bowl  
sink and drainer unit, work surfaces, electric oven,  
electric hob, cooker-hood, integrated fridge/freezer,  
washing machine and slimline dishwasher.

### **Bedroom 1**

11' 10" max x 11' 10" max ( 3.61m max x 3.61m max )

UPVC double glazed window to side elevation, triple  
in-built wardrobe, radiator, door to:

### **En-Suite**

Shower cubicle, wash hand basin, wc, shaver point,  
extractor fan, heated towel rail, tiled walls.

### **Bedroom 2**

10' 11" max x 10' max ( 3.33m max x 3.05m max )

UPVC double glazed window to side elevation,  
double in-built wardrobes, radiator.

### **Bathroom**

Bath with shower over, wash hand basin, wc, shaver  
point, heated towel rail, extractor fan, tiled walls.

### **Balcony**

### **Allocated Parking Space**





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## Harlequin Court Rope Quays, Gosport

- Two-bedroom third-floor apartment
- Private balcony with stunning water views
- Lift access within the block
- Allocated parking space
- Principal bedroom with en-suite plus family bathroom

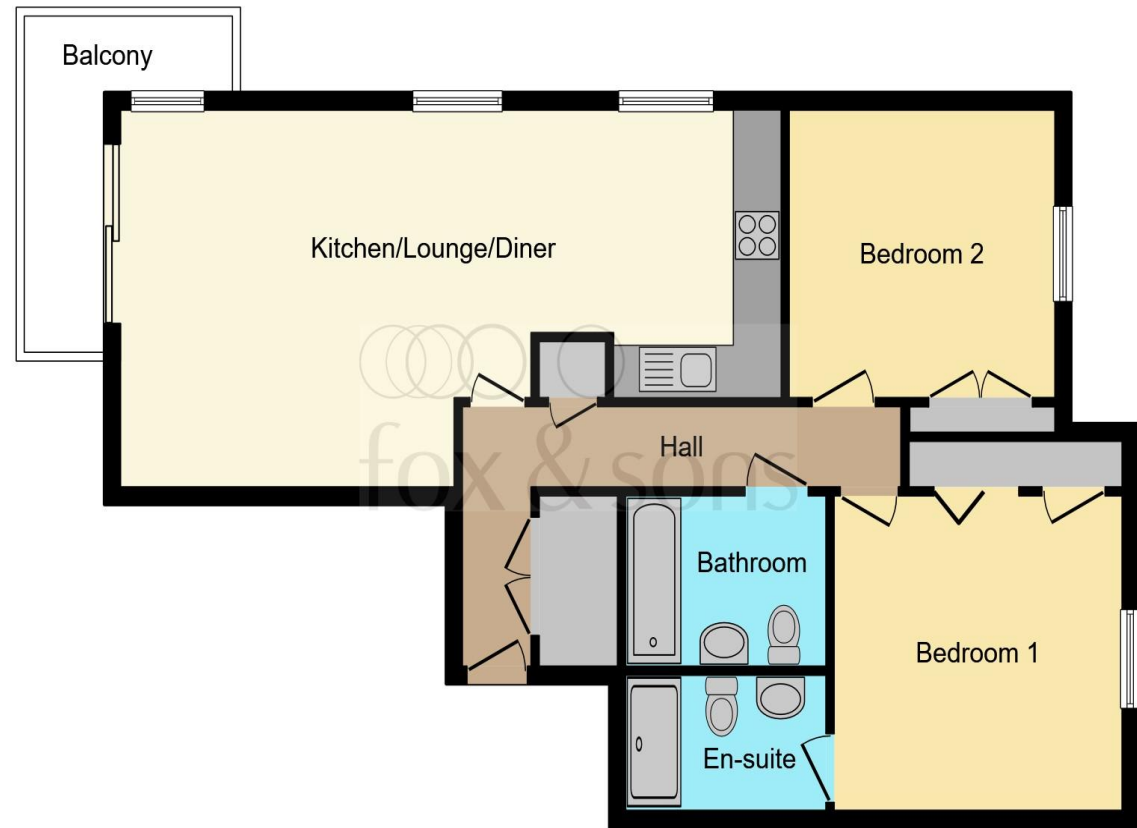
Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£255,000**



Total floor area 78.4 sq.m. (843 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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