

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

£219,950



Investment Buyers Only

Open Plan Living Area

Two Bedrooms Both With Views Of Harbour

Main Bathroom

Allocated Parking Space

2nd Floor Apartment

Balcony With Views Of Portsmouth Harbour

En-Suite Shower Room To Bedroom 1

Lift

Currently Let At £895 Per Calendar Month

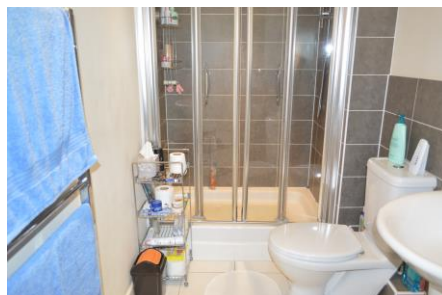
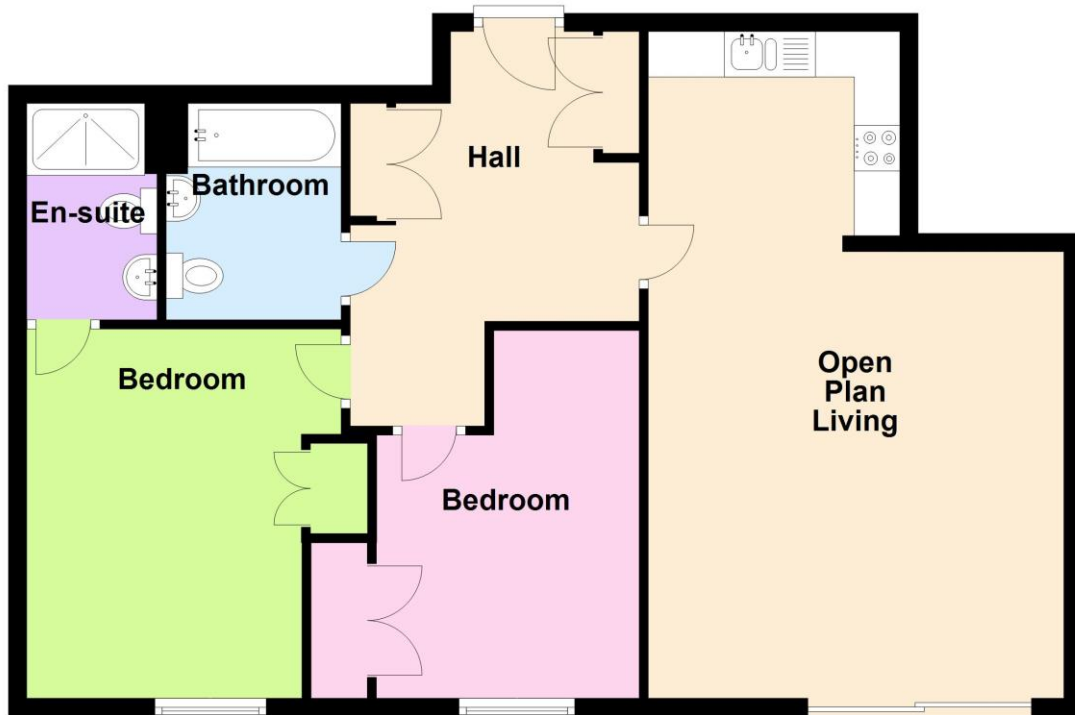
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## Second Floor

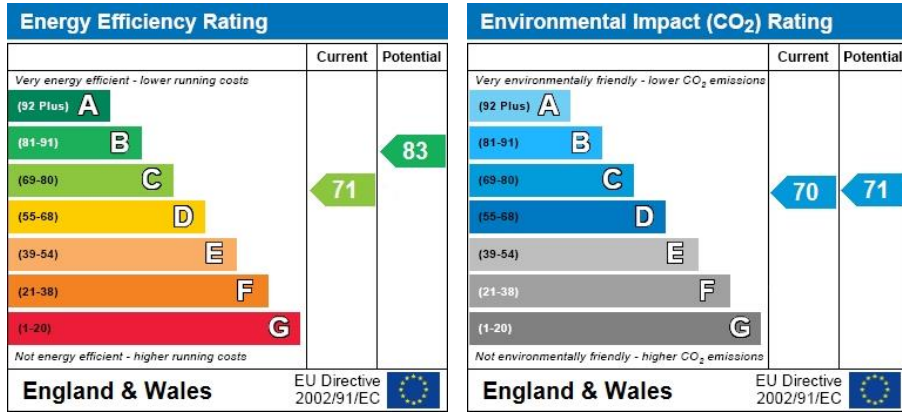


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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 50 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Communal Entrance	With lift or stairs to each floor.
Entrance Hall	Double storage cupboard, door entry phone, airing cupboard.
Lounge	15'10" (4.83m) x 15'0" (4.57m) PVCu double glazed sliding patio door, 2 electric panel heaters, balcony with glass balustrade.
Kitchen Area	9'0" (2.74m) x 5'11" (1.8m) Comprising 1½ bowl stainless steel sink unit, wall and base units with worksurface over, built-in oven, 4 ring electric hob with extractor canopy above, integrated fridge/freezer, plumbing for washing machine, marble style floor tiles, inset spotlighting.
Bedroom 1	13'3" (4.04m) x 9'11" (3.02m) Plus Recess PVCu double glazed window, built-in double cupboard, electric panel heater.
En-Suite Shower Room	Shower cubicle, hand basin, low level W.C, chrome heated towel rail, ceramic tiled floor, tiled splashbacks, extractor fan, inset spotlighting.
Bedroom 2	13'3" (4.04m) x 9'6" (2.9m) PVCu double glazed window, electric panel heater, built-in double cupboard.
Bathroom	White suite of panelled bath, hand basin, low level W.C., chrome heated towel rail, ceramic tiled floor, tiled walls, extractor fan, inset spotlighting, shaver point.
Outside	
Communal Ground	With security entrance gates, allocated parking space.
Tenure	Leasehold. Balance of a 125 year lease from 1st April 2005, current ground rent £175 per annum, maintenance charge £2,511.24 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.

### Directions

From our office proceed along Stoke Road towards the Town Centre. By Walpole Park turn left into Spring Garden Lane and towards the end of the road turn right into the filter lane and through the traffic lights into Mumby Road. Proceed through the next set of traffic lights where the access to Rope Keys will be found shortly on the left hand side. Jacana Court is located immediately on the right.



Full Energy Performance Certificate available upon request

Appointment		
Date:	Time:	Person Meeting:
<a href="#">Viewing Notes</a>		

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.