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Energy Efficiency Rating		
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		
Current	Potential	
85	85	
England & Wales		
EU Directive 2002/91/EC		

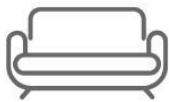
1 Admirals Court, 46 Marine  
Parade East, Lee-On-The-Solent,  
PO13 9GT



2



2



1

BEDROOMS

BATHROOMS

RECEPTIONS



02392 553 636

118 - 120 High Street, Lee-on-the-Solent, PO13 9DB

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#### Anti-Money Laundering (AML)

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

#### 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!

#### 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.

#### Removal Quotes

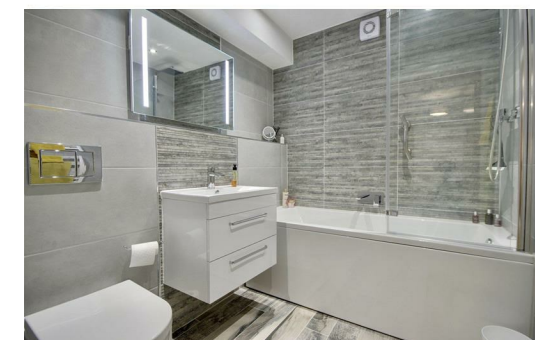
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

#### 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. 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.

#### Lease Information

Lease of 243 Years  
Ground rent £150pa  
Service Charge £73pcm



## SUMMARY

A wonderful opportunity to purchase a spacious, modern ground floor, 2 bedroom apartment. Boasting all the features you would expect including ensuite facilities with underfloor heating and high specification kitchen and bathrooms, this property also offers a delightful view from its own private balcony of the Solent and Isle of Wight. There is an incredibly spacious (23'7 x 18'0) living area with open plan configuration to kitchen and lots of room for sofa and dining suite looking directly out to sea. The bedrooms are located to the rear, being quietest part of the building, and both are comfortable doubles. There is a large entrance hall, big enough even for a chaise longue, and perfect to receive your guests and visitors. There are 2 bathrooms, 1 ensuite and a family bathroom and the property also comes with allocated parking to the rear.

Living Room/Kitchen: 23'7 x 18'0 (7.19m x 5.49m)

Bedroom 1: 13'1 x 10'5 (3.99m x 3.17m)

Bedroom 2: 9'2 x 8'8 (2.79m x 2.64m)

Main Bathroom: 7'2 x 5'8 (2.18m x 1.73m)

