



£324,995

24 Arismore Court, 50-51 Marine Parade West
Lee-on-the-Solent, PO13 9ED

PROPERTY SUMMARY

STUNNING VIEWS ACROSS THE SOLENT! This immaculate two bedroom apartment is located on Lee-on-the-Solent seafront and boasts an L-shaped balcony offering views stretching to the Isle of Wight. With a secure entry system to the block of flats, the property comprises a lobby, two fantastic double bedrooms with built-in wardrobes, a refurbished bathroom, large utility cupboard with plumbing for a washing machine, a bright living room with sliding doors onto the south-west facing balcony and a sleek and modern kitchen/breakfast room. Further benefits include an undercover allocated parking space, gas central heating throughout and being within close proximity to local amenities. If you are looking for the coastal lifestyle, call us now in our Stubbington Office to book in your viewing today.





LOBBY

KITCHEN/BREAKFAST ROOM 18' 9" x 6' 11" (5.72m x 2.11m)

LIVING ROOM 13' 11" x 10' 7" (4.24m x 3.23m)

BATHROOM 7' 10" x 5' 10" (2.39m x 1.78m)

BEDROOM ONE 13' 4" x 9' 1" (4.06m x 2.77m)

BEDROOM TWO 13' 5" x 8' 4" (4.09m x 2.54m)

BALCONY

ALLOCATED PARKING

The vendor informs us the following:

Service Charge – £171 per calendar month. Reviewed annually.

Ground Rent – £382 per annum fixed for 10 years

Lease Length - 115 years remaining

Building Insurance Charges - £137.78

Pets are allowed



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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