

**£375,000**  
**Flat 11, Island Court**  
Lee-on-the-Solent, PO13 9BW



## PROPERTY SUMMARY

We are delighted to offer this charming two bedroom, seconded floor apartment, situated in Lee-On-The-Solent. A particular wow factor to this property is this beautiful views of Lee-On-The-Solent Beach and the Isle of Wight. This property has an entrance hall with convenient storage for coats and shoes, a spacious bathroom with built in storage, and two bedrooms. Other benefits include a newly re-fitted kitchen, a light and airy living space opening up to the south-facing balcony, and a garage. The block also has a lift with access to all floors, a bin room and an entry-com system. We really believe this property needs to be viewed to appreciate all that is on offer. Please call our office today to secure your viewing.





## HALLWAY

**LIVING ROOM** 13' 11" x 12' 10" (4.24m x 3.91m)

**KITCHEN** 11' 02" x 6' 11" (3.4m x 2.11m)

**MASTER BEDROOM** 13' 10" x 9' 04" (4.22m x 2.84m)

**BEDROOM TWO** 12' 08" x 6' 10" (3.86m x 2.08m)

**BATHROOM** 11' 03" x 7' 11" (3.43m x 2.41m)

## OUTSIDE

### BALCONY

### GARAGE

## AGENTS NOTES

Lease: 125 years from 25/3/89 - 90 years left.

No ground rent.

Maintenance charges: £160 pm.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Share of Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 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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