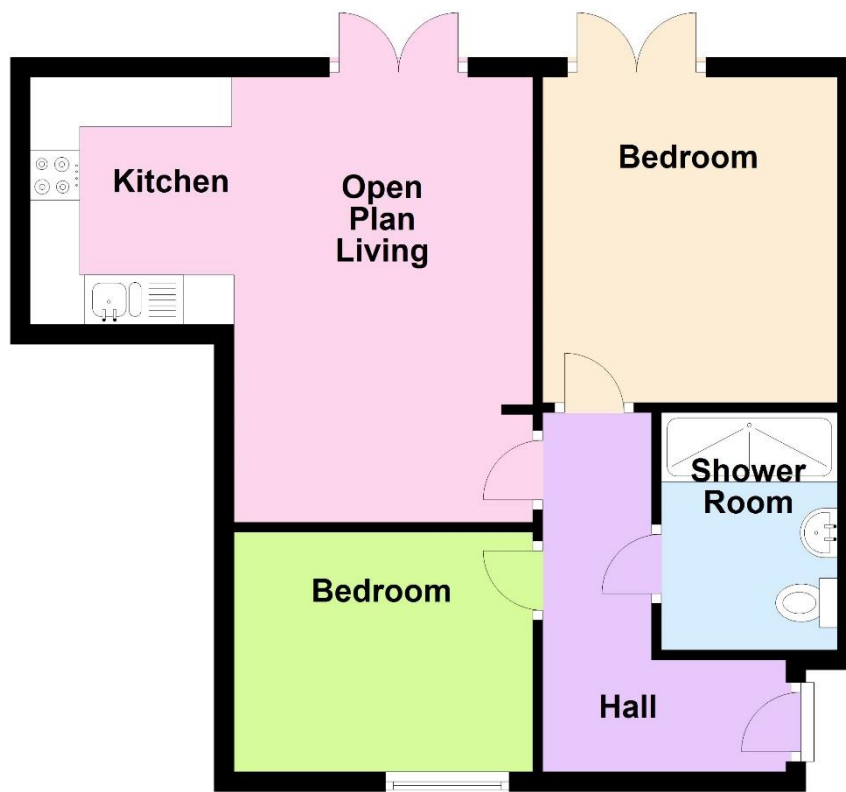




The Spinnakers, Beach Road, Lee On The Solent, Hampshire, PO13 9FH
£295,000 Leasehold



Ground Floor



Measurements

Entrance Hall

Lounge 14'8" (4.47m) x 9'11" (3.02m)

Kitchen 14'8" (4.47m) x 9'10" (3m)

Bedroom 1 10'9" (3.28m) x 9'9" (2.97m)

Bedroom 2 9'11" (3.02m) x 7'11" (2.41m)

Shower Room

Outside Patio area with balustrade

Parking Allocated and undercover parking space

Family Business Established 1969



Main Features

Ground Floor Apartment

Two Bedrooms

Open Plan Living Area

Direct Access From Lounge & Bedroom To Own Paved Patio

Good Size Shower Room

Gas Central Heating

Allocated Undercover Parking

PVCu Double Glazing

Located Near To Lee On The Solent High Street

Short Distance From Sea Front

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Situated by the sea front at Lee On The Solent, which is ideal for scenic walks, cycling, and other leisure activities, is this ground floor flat which benefits from direct access to its own paved patio with balustrade. The flat offers 2 bedrooms, a spacious lounge, modern kitchen with appliances and a large shower room. PVCu double glazing and gas central heating are installed with the property being sold with no forward chain. The property also benefits from allocated under cover parking and is conveniently located for the High Street with its independent shops, cafes and a range of restaurants.



Selling? Can we help?



Property Information

Council Tax Band C

Tenure Leasehold. Balance of a 150 year lease from 1st April from 2004. Current service charge £198.76 per month which includes the ground rent and building insurance.

The Spinnakers Residents Company Ltd have purchased the freehold to the development and each hold a share in a company that owns the freehold.

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.



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.

Further Properties Wanted

