

Situated in the delightful Anchorage Court development at Lee-on-the-Solent is this spacious first floor retirement apartment which has recently been upgraded throughout. The apartment now benefits from new carpets, flooring and redecoration. This delightful apartment also enjoys partial views of The Solent & Isle of Wight. Offered for sale with no forward chain.

**The Accommodation Comprises:-**

Communal front door to;

**Communal Entrance Hall:-**

Residents lounge, communal laundry room, managers office, bin store, guest suite (reservations and charges apply), the apartment is located on the first floor with access via lift or stairs.

**Apartment:-**

Front door to;

**Entrance Hall:-**

Coved ceiling, large storage cupboard housing consumer unit and meter to wall, further airing cupboard with hot water tank and air filtration system, thermostat control to wall, access to loft space, emergency pull cord and main door entry system, wall mounted Dimplex electric heater.

**Lounge:-**

20' 8" x 10' 6" (6.29m x 3.20m) maximum measurements

Coved ceiling, UPVC double glazed window and Juliet balcony with side views of The Solent and Isle of Wight, newly fitted electric fireplace with decorative surround, wall mounted Dimplex electric heater, double opening glazed doors to;

**Kitchen:-**

Coved ceiling, UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, rolltop worksurface, single drainer stainless steel sink unit with mixer tap, integrated eye level electric oven, electric hob with extractor hood over, integrated fridge and freezer, extractor fan.

**Bedroom One:-**

11' 5" x 9' 7" (3.48m x 2.92m) maximum measurements

Coved ceiling, UPVC double glazed window to side elevation, fitted wardrobes with mirror fronted bi-folding doors, wall mounted Dimplex electric heater.

**Bedroom Two:-**

17' 3" x 9' 4" (5.25m x 2.84m) maximum measurements

Coved ceiling, UPVC double glazed window to side elevation, wall mounted Dimplex electric heater.

**Bathroom:-**

Coved ceiling, close coupled WC, wash hand basin set in vanity unit, shower unit with mains shower over, panelled bath, emergency pull cord, extractor fan, heated towel rail, wall mounted Dimplex electric heater.

**Outside:-**

The property benefits from communal gardens, scooter storage and residents parking (subject to availability).

**Lease Information:-**

The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.

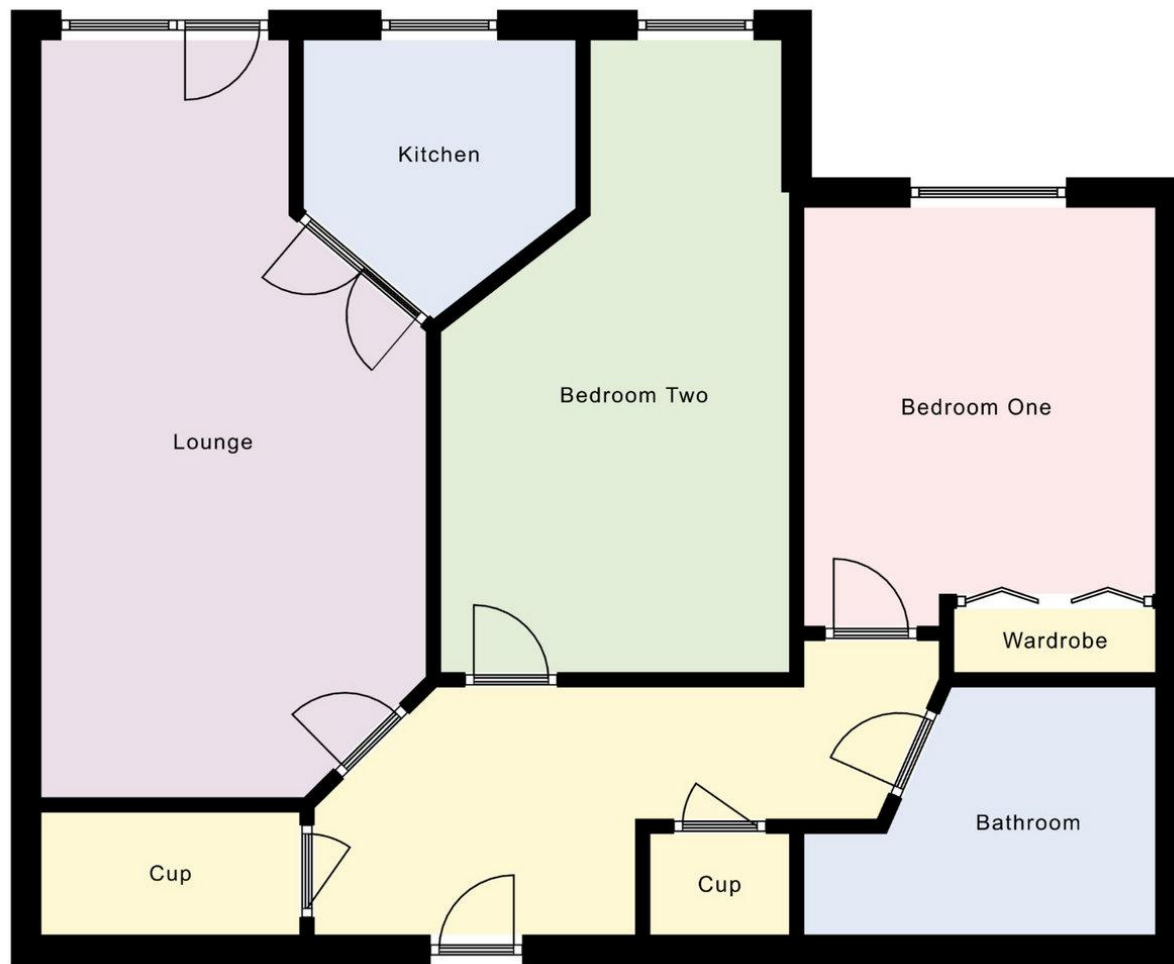
Lease: 125 years from 2007

Ground Rent: £495 per annum

Service Charge: £3,788.40 per annum







Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold  
Council Tax Band: B

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£274,000

18 Anchorage Court, Marine Parade East, Lee-On-The-Solent, PO13 9FE

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

\*DRAFT DETAILS\*

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