

Promenade court is ideally located close to the High Street at Lee on the Solent which provides easy access to local shops and amenities. Located on the second floor this two double bedroom apartment enjoys marvellous views of the Solent & Isle of Wight and is offered for sale with no forward chain.

**The Accommodation Comprises**

Communal front door with entry system.

**Entrance Hall**

Security entry phone laminate flooring, storage cupboards.

**Open Plan Lounge 13' 10" x 10' 9" (4.21m x 3.27m)**

Double glazed windows to front elevation enjoying superb views of The Solent and Isle of Wight, sliding door to balcony which is paved with glass side and space for table and chairs. Open to:

**Kitchen Area 18' 8" x 6' 11" (5.69m x 2.11m)**

Dining space with breakfast bar and cupboard housing combination boiler. Base and eye level units and draw units, integrated electric oven and microwave, integrated slimline dishwasher, integrated fridge and freezer, gas hob with extractor hood over, one and a half bowl single drainer sink unit.

**Bedroom One 13' 11" x 9' 3" (9.72m x 2.82m) plus wardrobes**

Double glazed window to rear elevation built-in wardrobes mirror fronted sliding doors.

**Bedroom Two 13' 8" x 8' 5" (4.16m x 2.56m) plus wardrobes**

Double glazed window to rear elevation, built-in wardrobe with mirror fronted sliding doors.

**Bathroom**

Close couple WC, pedestal wash hand basin, panelled bath with electric shower over, shaver point, extractor fan.

**Outside**

The property benefits from underground secure parking.

**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: : 999 years from 1979

Ground Rent: None

Service Charge: £1,800





Tenure: Share of Freehold

Council Tax Band: D

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

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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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£335,000

Promenade Court, Marine Parade West, Lee-On-The-Solent, PO13 9JX

**Fenwicks**

\*DRAFT DETAILS\*

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