

Ideally located next to the High Street at Lee on the Solent is this well presented first floor apartment enjoying delightful views along Milvil Road of The Solent & Isle of Wight.

The Accommodation Comprises

Communal front door with security entry system, stairs to all floors. The subject apartment is located on the first floor.

Entrance Hallway

Cupboard housing electric meter and fuse box, radiator, cupboard housing combination boiler, door to:

Lounge/Dining Area

17' 0" x 14' 11" (5.18m x 4.54m) maximum measurements

Window to front elevation, feature porthole style window, double opening doors to balcony with views down Milvil Road of The Solent and Isle of Wight.

Kitchen

7' 10" x 7' 4" (2.39m x 2.23m)

Fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, stainless steel sink unit with mixer tap, integral electric oven, gas hob with extractor hood over, integral fridge and freezer, integral washing machine, obscured double glazed window to rear elevation.

Bedroom

10' 4" x 9' 8" (3.15m x 2.94m) maximum measurements

Window to front elevation.

Bathroom

6' 2" x 5' 7" (1.88m x 1.70m) maximum measurements

Inset spotlighting, obscured window to front elevation, extractor fan, fully tiled walls, panelled bath with mixer tap and shower connection off, shower screen, WC with concealed cistern, wash hand basin set in vanity unit, light and shaver socket.

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 2024

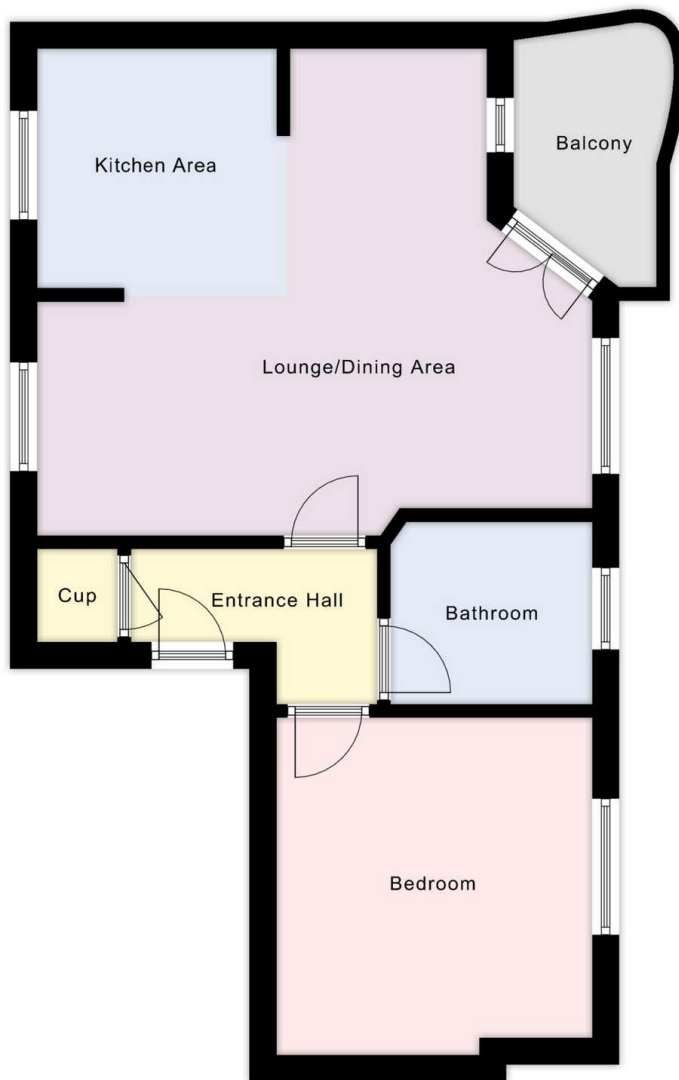
Ground Rent: Nil (shared freehold)

Service Charge: £1,795 per annum

Agents Note

This property is currently tenanted and can be sold as an ongoing investment or a property to live in yourself.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

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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£170,000

Grace Buildings, Milvil Road, Lee-On-The-Solent, PO13 9LX

DRAFT DETAILS

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THE INDEPENDENT ESTATE AGENT