

Ideally situated close to the High Street and one road back from the seafront is this delightful first floor apartment with views of the Solent & Isle of Wight. The property benefits from en suite facilities to the master bedroom, secure gated parking and no forward chain.

**The Accommodation Comprises**

Communal front door to:

**Communal Entrance Hall**

Access to all floors via lift and stairs.

**Entrance Hall**

Secure entry phone, storage cupboard.

**Lounge/Dining Room 16' 0" x 14' 0" (4.87m x 4.26m) maximum measurements**

Double opening doors to balcony enjoying superb views of The Solent & Isle Of Wight, window to rear elevation with sea views.

**Kitchen 9' 8" x 9' 0" (2.94m x 2.74m)**

Window to rear elevation with sea views, fitted with a range of base cupboards and eye level units, roll top work surfaces, tiled splashback, one and a half bowl stainless steel sink unit with mixer tap, electric oven, gas hob with extractor hood over, cupboard housing combination boiler, integrated fridge, freezer, dishwasher and space and plumbing for washing machine.

**Bedroom One 12' 10" x 10' 1" (3.91m x 3.07m)**

Window to front elevation, door to:

**En Suite 5' 10" x 4' 10" (1.78m x 1.47m)**

Obscure window to side elevation, close coupled WC, pedestal wash hand basin, shower cubicle with mains shower, extractor fan, tiled flooring.

**Bedroom Two 10' 4" x 8' 0" (3.15m x 2.44m) plus cupboard**

Window to front elevation, storage cupboard.

**Bathroom 8' 5" x 5' 7" (2.56m x 1.70m)**

Close coupled WC, pedestal wash hand basin, panelled bath.

**Outside**

To the rear of the block is secure residents parking with one allocated space, electric gate and bin store Further visitors parking can be found to the front of the block.

**Lease Information**

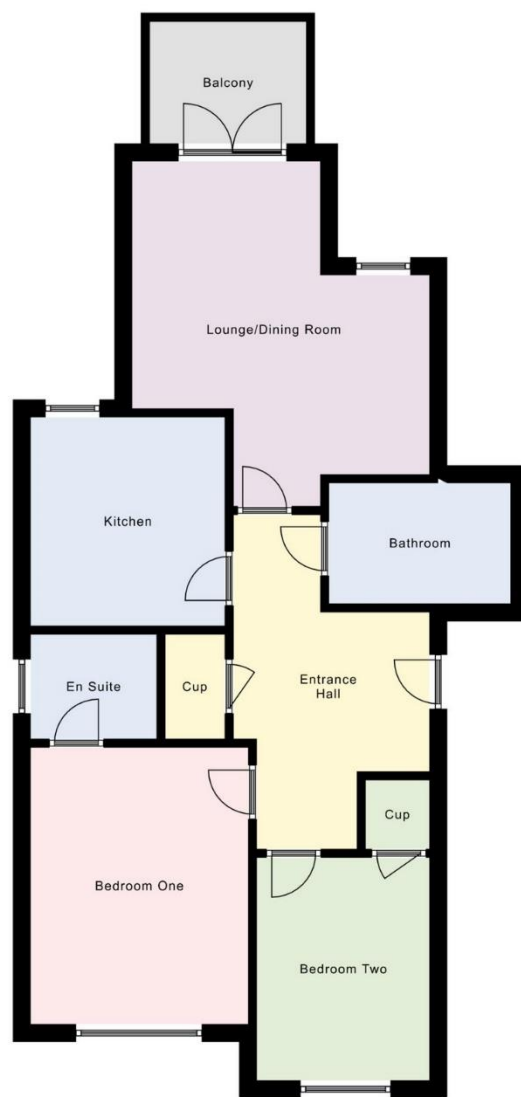
The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Lease: 999 years from 2007

Ground Rent: nil

Service Charge: £1,600 per annum





Tenure: Share of Freehold

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 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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£350,000

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**Fenwicks**

THE INDEPENDENT ESTATE AGENT

\*DRAFT DETAILS\*

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