

Situated on the corner of the high street at Lee-On-The-Solent and benefiting from close proximity to the sea front and local amenities is this well-presented ground floor one bedroom retirement apartment. The block enjoys a communal lounge, laundry and on site manager. The property is offered for sale with no onward chain.

**The Accommodation Comprises**

Secure entry phone door to:

**Communal Entrance Hall**

Residents lounge and kitchenette, managers office, guest suite, bins store and laundry room. Stairs and lift to all floors.

**Apartment**

Located on the ground floor, door to:

**Entrance Hall**

Secure entry phone door system and pull cord unit, cupboard housing consumer unit, large storage cupboard housing hot water system.

**Lounge/Dining Room 17' 6" x 10' 7" (5.33m x 3.22m) plus door recess**  
Dual aspect with windows to front and side elevations, electric fireplace, emergency pull cord and hearing aid loop system for television. Glazed double opening doors to:

**Kitchen 7' 4" x 7' 0" (2.23m x 2.13m)**

Window to side elevation, fitted with a range of base cupboards and matching eye level units, roll top work surface, sink unit, space for fridge and freezer, integrated electric eye level oven and hob with extractor hood over and emergency pull cord.

**Bedroom 14' 5" x 12' 6" (4.39m x 3.81m) maximum measurements**

Window to side elevation, built-in wardrobe with mirrored fronted bi-folding doors and emergency pull cord.

**Shower Room 7' 0" x 5' 6" (2.13m x 1.68m)**

Close coupled WC, wash hand basin set in vanity unit, shower cubicle with mains shower over and emergency pull cord.

**Outside**

The property benefits from communal gardens, resident's car and scooter parking on a first-come first-served basis (subject to availability).

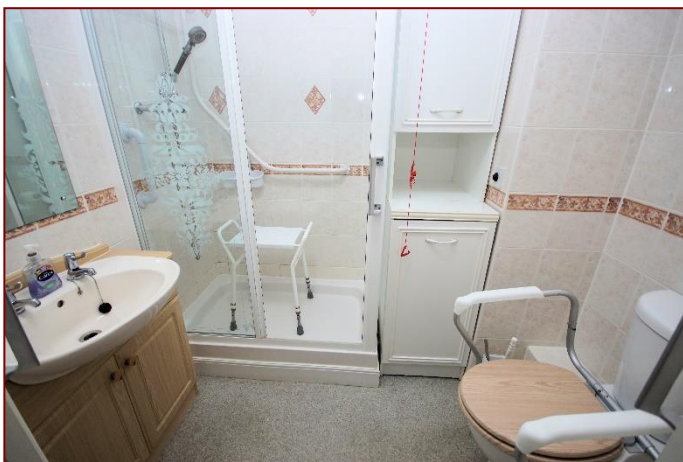
**Lease Information**

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 2003

Ground Rent: £385 per annum

Service Charge: £2,554.70 per annum



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Leasehold

Council Tax Band: C

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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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**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



£175,000

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\*DRAFT DETAILS\*

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**Fenwicks**

THE INDEPENDENT ESTATE AGENT