

Located in the popular retirement complex of Homeryde House on the High Street at Lee-On-Solent is this well presented first floor apartment over looking the communal gardens. The building benefits from residents permit parking (subject to availability), on site manager, communal lounge, gardens, laundry room and guest suite.

The Accommodation Comprises
Secure entry to:

Communal Entrance Hall
With access to communal lounge, laundry room, refuse room, managers office, lift and stairs to first floor, door to:

Entrance Hall
Wall mounted intercom with emergency pull cord, large storage cupboard housing meters, consumer unit and hot water tank.

Lounge/Dining Room
15' 5" x 10' 6" (4.70m x 3.20m)
Window to rear elevation enjoying views over the communal gardens, emergency pull cord, modern wall mounted electric fire, set within feature fire surround with marble-effect inset and matching hearth, archway to:

Kitchen
7' 4" x 5' 4" (2.23m x 1.62m)
Window to side elevation, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, one and a half bowl composite sink unit, space for fridge/freezer, cooker to remain, wall mounted extractor fan.

Bedroom
12' 1" x 8' 8" (3.68m x 2.64m) plus wardrobe
Window to rear elevation over looking the communal gardens, emergency pull cord, built-in wardrobe with bi-folding doors, two further freestanding wardrobes to remain.

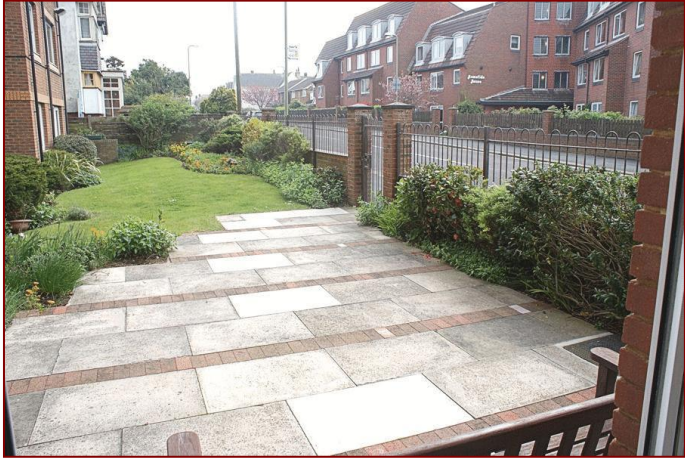
Shower Room
6' 8" x 5' 4" (2.03m x 1.62m)
Acrylic panelling to walls, extractor fan, pedestal wash hand basin, close coupled low level WC, double shower cubicle with electric shower, emergency push button.

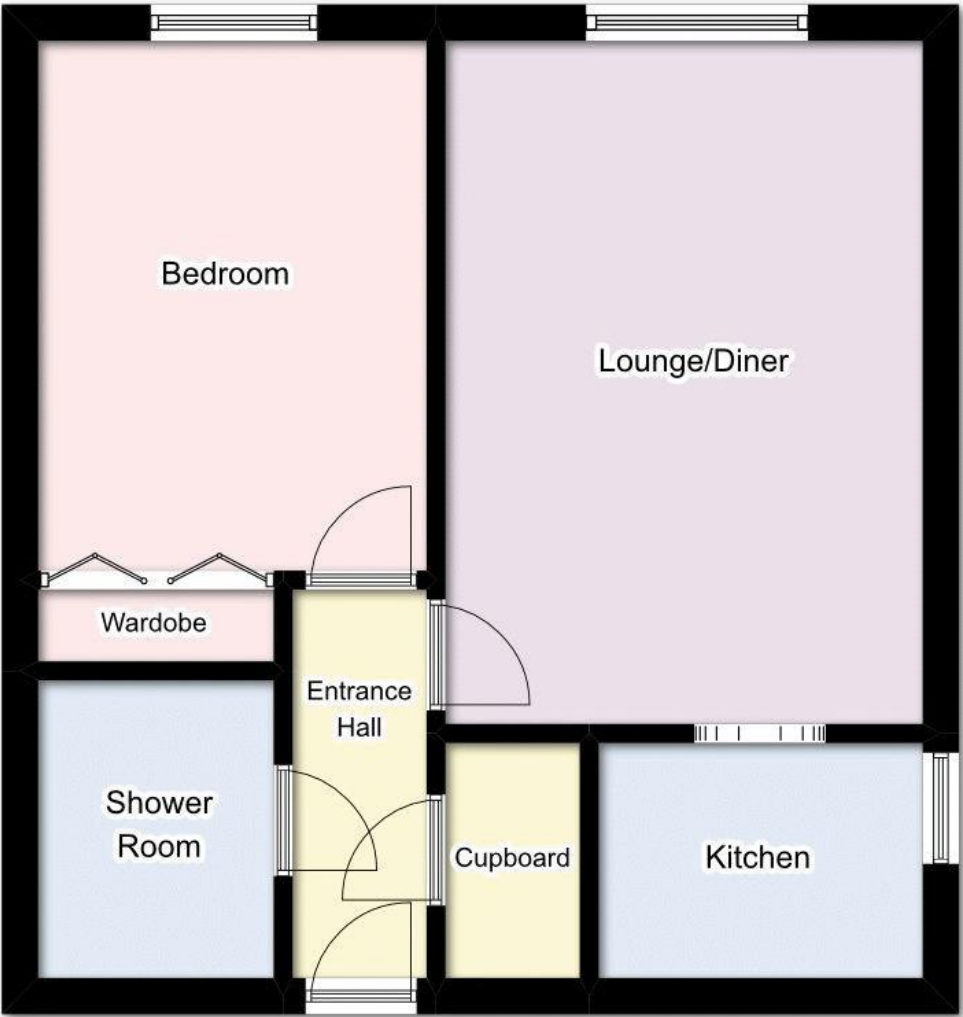
Outside
The property benefits from residents permit parking (subject to availability) and communal gardens.

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 1988
Ground Rent: £221.68 per annum
Service Charge: £2,664.80 per annum

General Information
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>





Tenure: Leasehold

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 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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Data Protection: We retain the copyright in all advertising material used to market this Property.
Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

£89,990
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