A superb opportunity to purchase this two bedroom first floor apartment situated on the popular Cherque Farm development. The property benefits from parking and garage.

**The Accommodation Comprises** 

Glazed front door to:

#### **Ground Floor Entrance Hall**

Radiator, storage cupboard with coat hooks, consumer unit to wall, stairs to first floor, UPVC double glazed window to front elevation.

#### **First Floor Landing**

Radiator, storage cupboard.

#### Lounge/Dining Room 21' 4" max x 10' 9" narrowing to 6' 11"(6.50m x 3.27m)

Double aspect with UPVC double glazed bay window to front elevation and UPVC double glazed window to rear elevation, two radiators.

### Kitchen 13' 3" x 7' 9" (4.04m x 2.36m) Irregular Shape

UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, roll top worksurface, tiled surround, one and a half bowl single drainer, stainless steel sink unit with mixer tap, integrated electric oven, gas hob with extractor hood over, cupboard housing boiler, storage cupboard, tiled flooring, space for fridge/freezer.

#### Bedroom One 13' 10" x 10' 3" (4.21m x 3.12m) maximum measurements

UPVC double glazed window to front elevation, radiator, range of builtin wardrobes.

**Bedroom Two** 11' 9" x 11' 2" (3.58m x 3.40m) Irregular Shape UPVC double glazed window to front elevation, access to loft space, radiator.

#### Bathroom 6' 10" x 5' 7" (2.08m x 1.70m)

Close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, extractor fan, ladder style radiator.

#### Outside

Property benefits from allocated parking and garage with power and lighting.

#### Lease Information

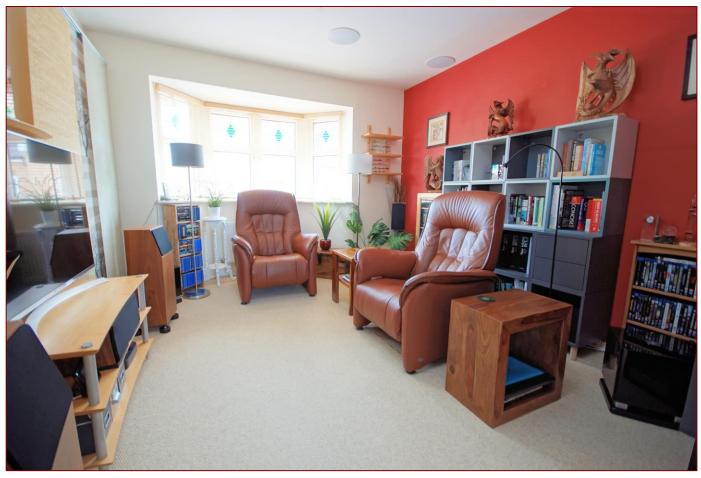
The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Lease: 999 years from 2001 Ground Rent: Peppercorn

#### **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



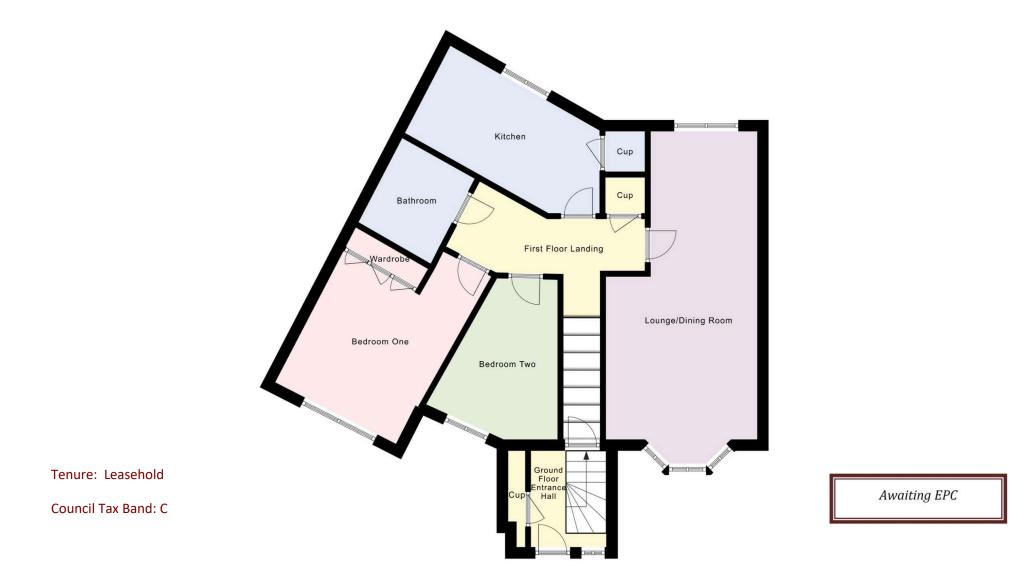






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# \*DRAFT DETAILS\*

## £250,000 Westland Drive, Lee-On-The-Solent, PO13 8GJ

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