

An exciting opportunity to purchase this shared ownership, two bedroom apartment located close to the seafront at Lee on the Solent. Located on the ground floor, the property enjoys a contemporary feel with open plan kitchen and living area.

The Accommodation Comprises

Communal front door with security entry system to floor level. This apartment is located on the ground floor, door to:

Entrance Hall

Security entry phone, radiator, storage cupboard with consumer unit.

Open Plan Kitchen/Lounge/Dining Room 18' 2" x 17' 2" (5.53m x 5.23m) L-Shaped Room

Double aspect UPVC double glazed windows to side and rear elevations, two radiators. Fitted with a range of base cupboards and matching eye level units, roll top worksurface, stainless steel sink and drainer unit with mixer tap, recess and plumbing for washing machine, integrated electric oven, gas hob with extracted over, under unit lighting, space for fridge freezer.

Bedroom One 13' 2" x 9' 7" (4.01m x 2.92m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Two 12' 2" x 6' 11" (3.71m x 2.11m)

UPVC double glazed window to front elevation, radiator.

Bathroom

Obscured UPVC double glazed window, close coupled WC, pedestal wash hand basin, panelled bath with main shower over, ladder style radiator.

Outside

The property benefits from allocated parking and communal gardens.

Agents Note

This is a shared ownership purchase with 40% being offered for sale (higher and full share options can be available). Please note below charges provided to us by Abri Homes.

Lease: 120 years remaining

Rent, Service charge, Insurance charge & Management charge:
£467.37 per month.

As per the terms of the lease, any prospective purchaser will need to be assessed by Abri Homes before agreeing the sale.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

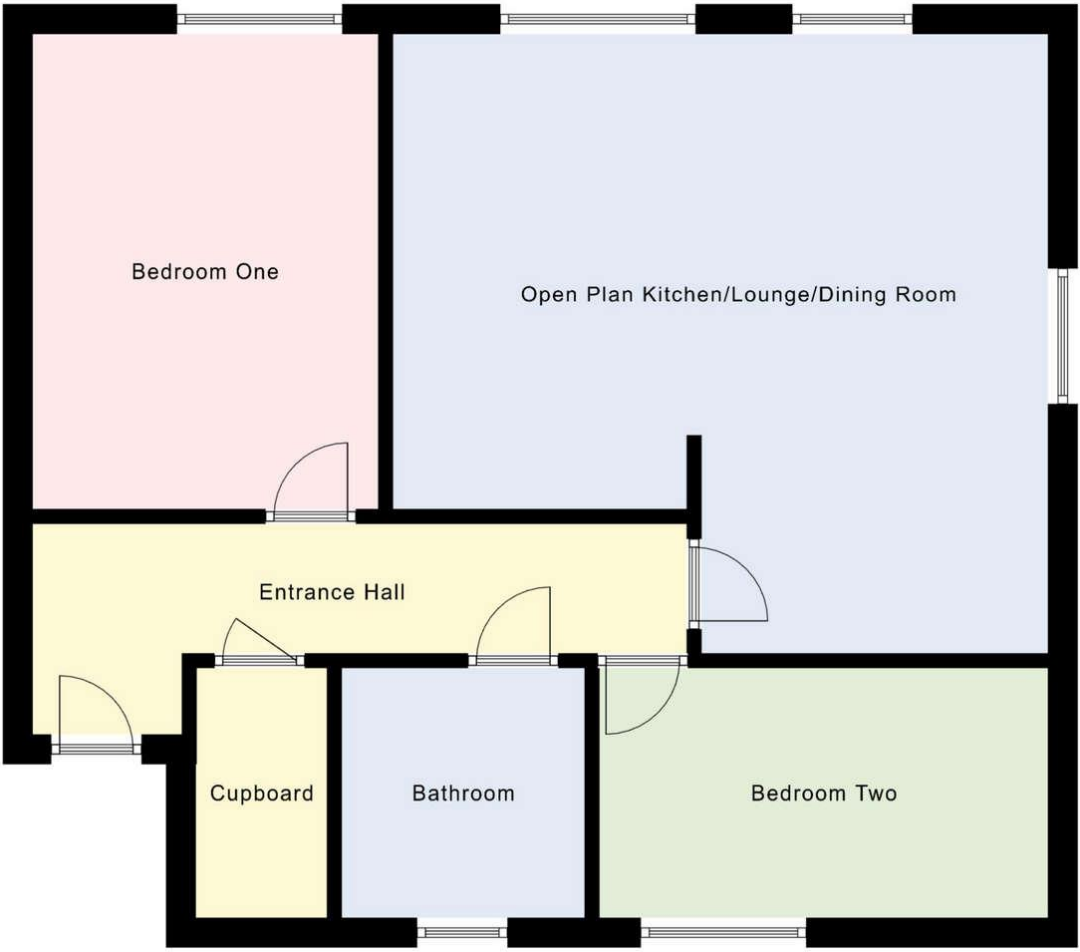
Sewerage - Mains

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>





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

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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DRAFT DETAILS

Shared Ownership £94,000
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