

Situated in the popular Robinson Court development at Lee-on-Solent, within close proximity to the High Street and sea front is this delightful second floor apartment. This one bedroom apartment is offered for sale with no forward chain.

**The Accommodation Comprises**

Secure entry phone to:

**Communal Hallway**

Manager's Office, guest suite, residents lounge, kitchenette, laundry room and bin store. Stairs and lift to all floors.

**Aparment**

Located on the second floor, door to:

**Entrance Hall**

Emergency pull cord, cupboard housing consumer unit, storage cupboard housing hot water tank.

**Lounge 13' 10" x 11' 8" (4.21m x 3.55m) maximum measurments**

UPVC double glazed window to side elevation, storage heater, electric fireplace with surround, emergency pull cord.

**Kitchen 8' 8" x 7' 7" (2.64m x 2.31m)**

UPVC double glazed window to front elevation, washing machine, under counter fridge and freezer, electric hob with extractor hood over, integrated eye level oven, stainless steel single sink and drainer unit, emergency pull cord.

**Bedroom One 17' 7" max x 8' 9" plus recess (5.36m x 2.66m)**

UPVC double glazed window to side elevation, coved ceiling, built-in wardrobe with mirrored bi-folding door, built-in bed side tables and chest of drawers, emergency pull cord.

**Dressing Area/Study 6' 11" x 4' 7" (2.11m x 1.40m)**

UPVC double glazed window to side elevation, built-in drawers and dressing table.

**Shower Room 7' 7" x 5' 7" (2.31m x 1.70m)**

Close coupled W.C, wash hand basin set in vanity unit, shower cubicle with grab rails and seat with mains shower, extractor fan, electric heater, emergency pull cord.

**Outside**

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

**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 TBC

Ground Rent: £380 per annum

Service Charge: £2,969.70 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/>

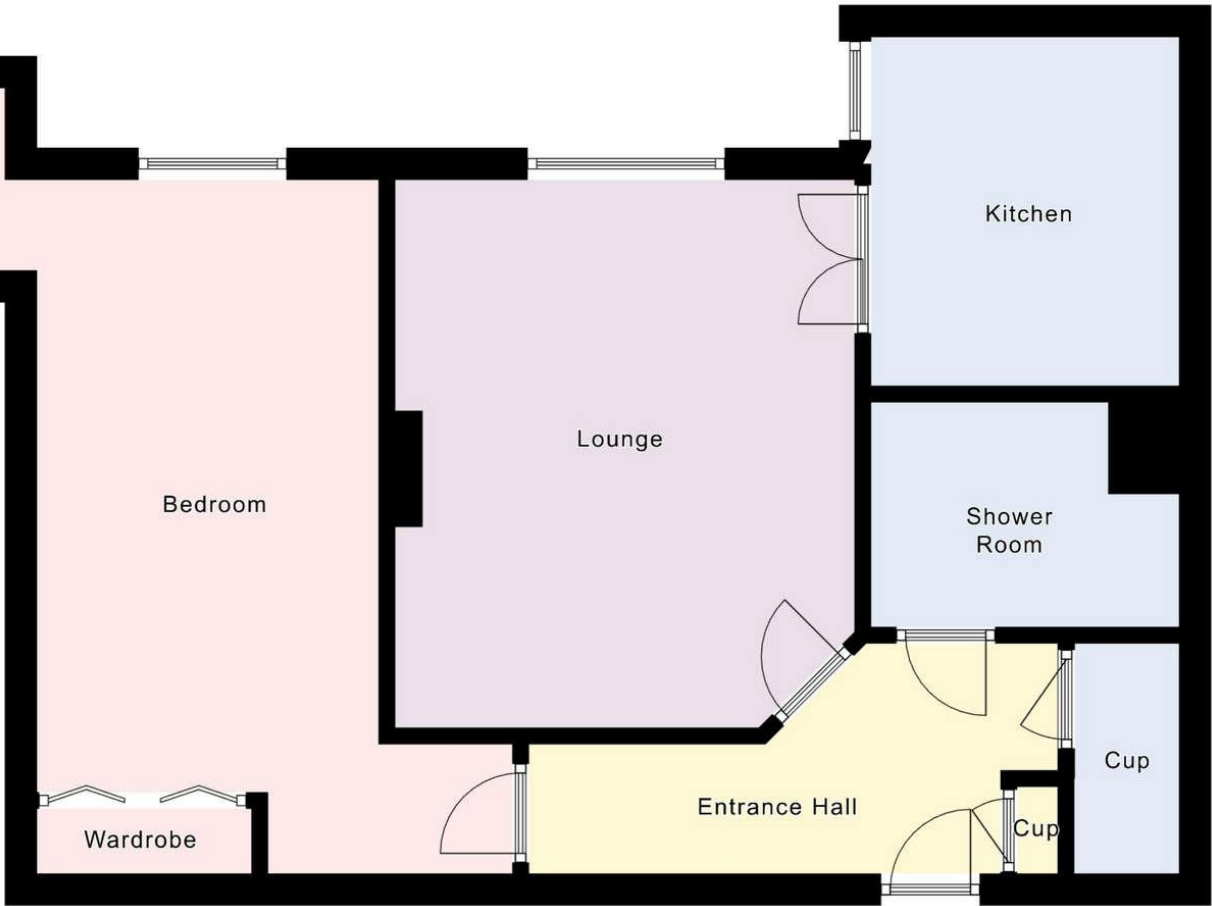
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 85 B    | 85 B      |
| 69-80 | 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.



\*DRAFT DETAILS\*

£165,000  
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