

Situated in the delightful retirement complex within Lee On The Solent, is this superbly presented first floor apartment. The property benefits from lift access, allocated parking, well maintained communal gardens and is close to the seafront.

The Accommodation Comprises
Communal front door to:

Entrance Hall
Coved ceiling, two cupboards one of which houses hot water heater.

Lounge/Diner 15' 9" x 10' 1" (4.80m x 3.07m)
Coved ceiling, UPVC double glazed window to rear elevation, glass divide between the kitchen area and living area, emergency pull cord.

Kitchen 10' 0" x 7' 0" (3.05m x 2.13m)
Coved ceiling, fitted with a range base cupboards and matching eye level units, work surface over, fridge/freezer and oven to remain, stainless steel sink unit, emergency pull cord, space and plumbing for washing machine.

Bedroom One 15' 10" x 8' 9" (4.82m x 2.66m) maximum measurements
Coved ceiling, UPVC double glazed box window overlooking rear gardens, fitted wardrobes, bedside cabinets and drawer units, emergency pull cord.

Bedroom Two 16' 4" x 6' 5" (4.97m x 1.95m) maximum measurements
Coved ceiling, UPVC double glazed window to rear elevation, fitted wardrobe, emergency pull cord.

Shower Room 6' 1" x 6' 1" (1.85m x 1.85m)
Close coupled W.C, pedestal wash hand basin, corner shower cubicle with electric shower, wall heater, heated towel rail, emergency pull cord.

Outside
Berkeley Court enjoys delightful gardens with various seating areas, allocated parking, communal laundry room and resident's lounge.

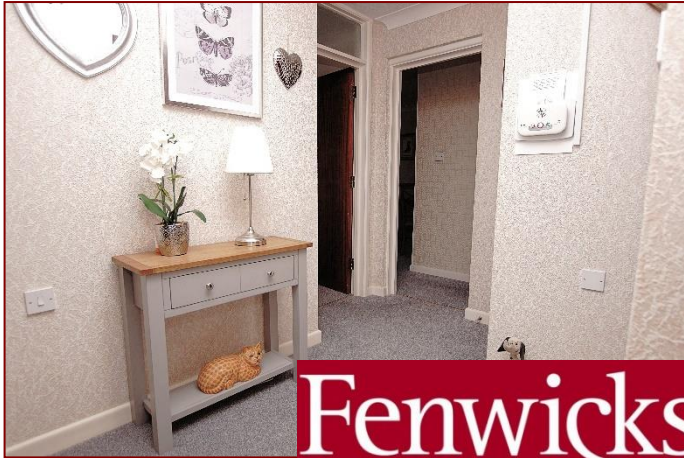
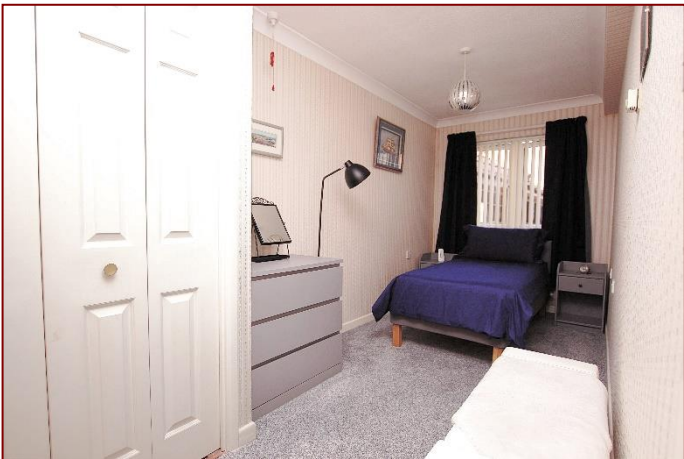
Lease Information
The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Lease 99 years from 1988

Ground Rent £100 per annum

Service Charge £3,065 per annum

General Information
Construction - Traditional
Water Supply – Portsmouth Water
Electric 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		
69-80	C		78 C
55-68	D	64 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

£160,000
Berkeley Court, Elmore Road, Lee-On-The-Solent, PO13 9AR

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