

Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£215,000

Woburn Court, Lee-On-The-Solent, PO13 9BL

DRAFT DETAILS : We are awaiting verification from the Vendor that these details are correct



- Two Bedrooms
- Seafront Maisonette
- Entrance Hall
- Lounge
- Kitchen
- Bathroom
- Share of Garden To The Rear
- Garage in Block
- Stunning Solent & Isle Of Wight Views
- No Onward Chain

LEE OFFICE

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www.fenwicks-estates.co.uk

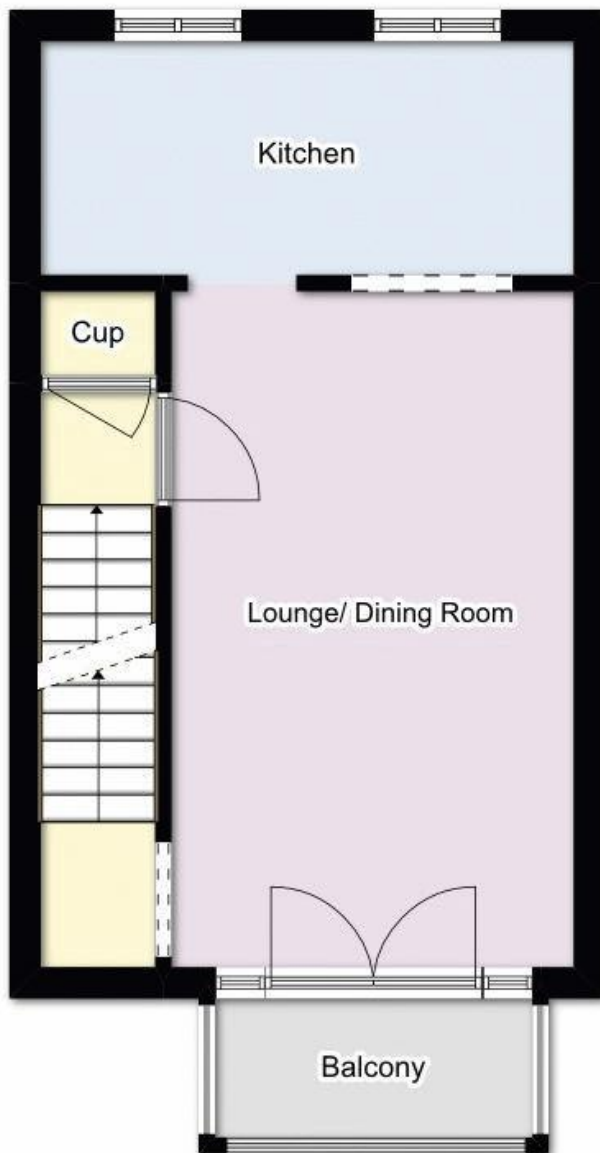


Property Reference : L2102

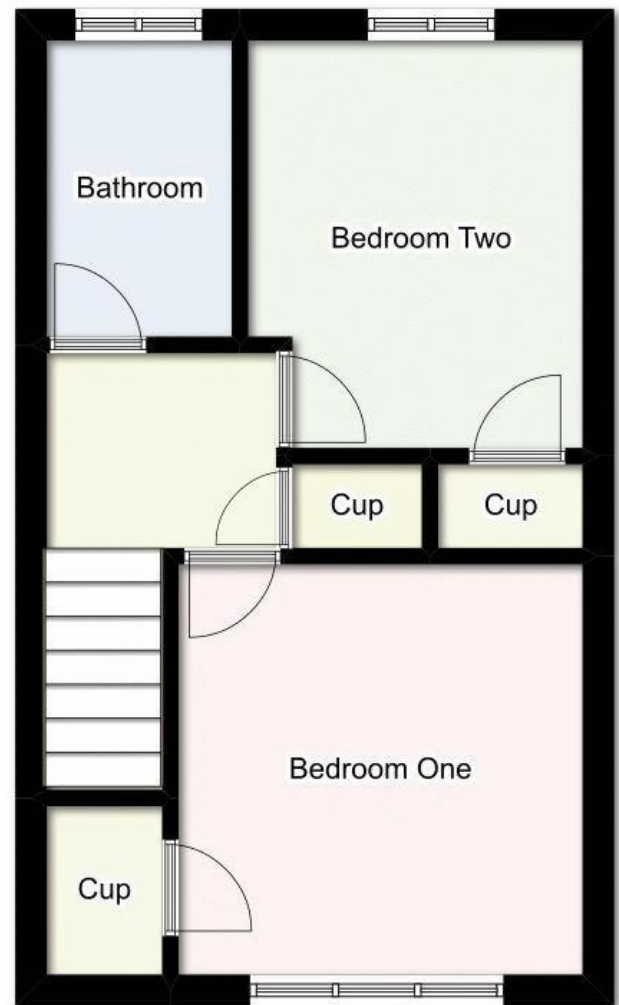
Council Tax Band: C

Floor Plans (For illustrative purposes and not drawn exactly to scale)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



First Floor



Second Floor

The Accommodation Comprises:-

UPVC double glazed door to:-

Entrance Hall:-

Textured and coved ceilings, stairs to first floor, cupboard.

First Floor:-

Lounge:-

17' 6" x 10' 5" (5.33m x 3.18m)

Flat and coved ceilings, UPVC double glazed double opening doors to balcony enjoying stunning Solent and Isle of Wight views, feature fireplace with electric fire inset, stairs to first floor.



Kitchen:-

13' 10" x 6' 1" (4.22m x 1.85m) maximum measurements

Fitted with a modern range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, one and a half bowl single drainer stainless steel sink unit with mixer tap, two UPVC double glazed windows to rear elevation, wall mounted Valiant combination boiler, recess for washing machine, recess and plumbing for dishwasher, space for under counter fridge/freezer, electric oven with hob and extractor hood over, tiled flooring, breakfast bar, radiator.



Second Floor Landing:-

Textured ceilings, cupboard housing hot water tank.

Bedroom One:-

10' 8" x 10' 6" (3.25m x 3.2m)

Flat and coved ceilings, UPVC double glazed window to front elevation, radiator, walk in wardrobe with hanging rail and shelving.



Bedroom Two:-

10' 7" x 8' 8" (3.23m x 2.64m) maximum measurements

Textured ceilings, UPVC double glazed window to rear elevation, radiator, built in wardrobe with hanging rail and shelving.



Bathroom:-

7' 8" x 4' 10" (2.34m x 1.47m)

Textured and coved ceilings, obscured UPVC double glazed window to rear elevation, close coupled WC, pedestal wash hand basin, roll top bath with mixer tap and shower connection off, further mains shower over, ladder style radiator, laminate flooring.



Outside:-

To the rear of the property is a share of garden and garage in block.



Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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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