



*At home in Lee-on-Solent*

# Flat 8 East Lodge, 2 Marine Parade East

LEE-ON-THE-SOLENT, HAMPSHIRE, PO13 9LA

## Asking Rent £ 1,400 PCM

- Energy Performance Rating D
- Holding Deposit £323.07
- Deposit £1,615.35
- Council Tax Band D
- Picturesque Views of the Solent and Isle of Wight
- Large Sitting / Dining Room
- Fitted Kitchen with Integrated Appliances
- Two Double Bedrooms
- Garage
- Allocated Parking Space



A superb top floor apartment with far reaching views over the Solent, towards the Isle of Wight.





Finished to an exacting standard, this modern and stylish apartment is located on the third floor of this purpose built block.

Upon entering, there is an entrance hallway with two storage cupboards, and doors through to the two double bedrooms and modern bathroom with white suite and shower over the bath. There is a further door through to the sitting / dining room, with full height window affording a picturesque view out over the Solent towards Cowes and Isle of Wight. There are patio doors out onto a tiled balcony. Adjacent to the sitting room is the modern kitchen which features a selection of base and eye level units, along with integrated appliances, and a breakfast bar with sea views.

Outside, there is a garage to the rear of the block, with an allocated parking space in front.

Ultrafast broadband is available (source: Ofcom). For mobile signal, please check <https://www.ofcom.org.uk/mobile-coverage-checker>



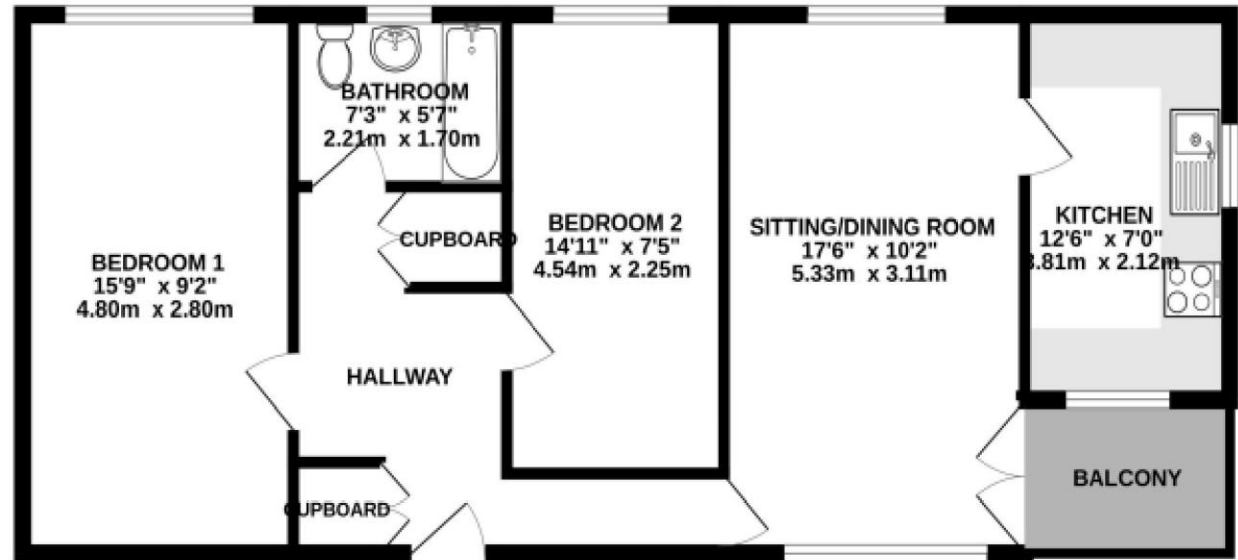


| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|---------------------------------------------|-----------|------------------------------------------------|-----------|
| Current                                     | Potential | Current                                        | Potential |
| Very energy efficient - lower running costs |           |                                                |           |
| (92-100) <b>A</b>                           |           | (92-100) <b>A</b>                              |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>                               |           |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>                               |           |
| (55-68) <b>D</b>                            | 65        | (55-68) <b>D</b>                               |           |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>                               |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>                               |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>                                |           |
| Not energy efficient - higher running costs |           |                                                |           |
| 78                                          |           |                                                |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                        |           |
| England, Scotland & Wales                   |           | England, Scotland & Wales                      |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## THIRD FLOOR 682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

  
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