



High Street

Lee-on-the-Solent, , PO13 9BU

One Bedroom Flat

RENT

£925 pcm

Property Features

- Spacious Apartment
- Modern Kitchen with Induction Hob
- High Street Location
- Double Glazing Throughout
- Available Late July
- One Double Bedroom
- Sea Views from Kitchen and Bedroom
- Modern Shower Room
- On Street Parking

OVERVIEW

This apartment is conveniently situated in Lee-On-Solent High Street. Lee-on Solent is a coastal town situated on The Solent, the town is known for it's lovely seafront which offers various activities to include water sports and walking along the promenade. Locally there are many useful amenities to include shops and cafes and there is a nearby bus route for your convenience.

ROOM MEASUREMENTS

Entrance/Dining Area - 3.10m x 1.87m (10' 2" x 6' 1")

Kitchen - 4.90m x 1.66m (16' 0" x 5' 5")

Shower Room - 1.72m x 1.63m (5' 7" x 5' 4")

Double Bedroom - 3.01m x 3.12m (9' 10" x 10' 2")

Lounge - 4.91m x 3.02m (16' 1" x 9' 10")

PROPERTY DESCRIPTION

This spacious first floor one bedroom apartment is available from the end of July.

You access the apartment via a gate, which leads into a small courtyard area and there is a staircase that leads up to the front door. The front door leads into an open plan kitchen/breakfast area which is fitted with a range of wall and floor units with co-ordinated work top and splashback. There is a built in ceramic hob and electric oven and space for other appliances. In the breakfast area there is a built in breakfast bar where you can sit and enjoy views to the seafront and beyond. At the end of the kitchen you will find a useful storage cupboard.

The shower room is fitted with a corner shower cubicle with thermostatic shower fitted, low level WC and pedestal wash hand basin. The room has a double-glazed window and is finished with inset spotlights and vinyl flooring.



There is a good size double bedroom with double glazed window offering views to the beach and the heart of this apartment is the large lounge with 2 double glazed windows which fill the room with natural light. This room is front facing and overlooks the High Street.

MATERIAL INFORMATION

- Rent - £925 pcm
- Holding Deposit - One Weeks Rent (213.46)
- Security Deposit - Five Weeks Rent (£1067.30)
- Non Smokers
- No Students
- Council Tax - Band "A"
- Electricity - Mains
- Water and Sewerage - Mains
- Heating - Electric Heating
- Broadband - Fibre to cabinet
- Mobile Coverage - ADSL Fibre Checker (openreach.com)
- Parking -Leisure Permit available for Beach Road Car park (Approx £725 per annum)
- Accessibility - The apartment is accessed via a metal staircase and is situated above a commercial business.
- Construction - Brick and block.



VIEWING BY APPOINTMENT THROUGH HAMPSHIRE LIFE HOMES ONLY

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	39 E	
21-38	F		
1-20	G		

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