

An exciting opportunity to purchase this two bedroom ground floor apartment situated close to the seafront at Lee on the Solent. Located on the ground floor, the property enjoys a contemporary feel with open plan kitchen and living area.

The Accommodation Comprises

Communal front door with security entry system to floor level. This apartment is located on the ground floor, door to:

Entrance Hall

Security entry phone, radiator, storage cupboard with consumer unit.

Open Plan Kitchen/Lounge/Dining Room 25' 6" x 12' 1" (7.77m x 3.68m) (max. meas)

Double aspect with UPVC double glazed windows to side and rear elevations, two radiators. Fitted with a range of base cupboards and matching eye level units, roll top worksurface, stainless steel sink and drainer unit with mixer tap, recess and plumbing for washing machine, integrated electric oven, gas hob with extracted over, under unit lighting, space for fridge freezer, spotlighting over the kitchen area.

Bedroom One 12' 4" x 10' 0" (3.76m x 3.05m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Two 9' 7" x 7' 3" (2.92m x 2.21m)

UPVC double glazed window to front elevation, radiator.

Bathroom 8' 9" x 6' 11" (2.66m x 2.11m)

Obscured UPVC double glazed window, close coupled WC, pedestal wash hand basin, panelled bath with main shower over, ladder style radiator.

Outside

The property benefits from allocated parking and communal gardens.

Agents Note

This property may also be available as a shared ownership, please contact us for further information.

Lease Information

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.

This is property is available full share and at 30% share. Full share £235,000 or 30% share £70,500, please note the below charges provided to us by Abri Homes.

As per the terms of the lease, any prospective purchaser will need to be assessed by Abri Homes before agreeing the sale.

Lease: 118 years left of 125 from October 2019

Ground Rent: TBC

Service Charges & Insurance: £70.93 pcm

Part Share Rent £439.57pcm

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

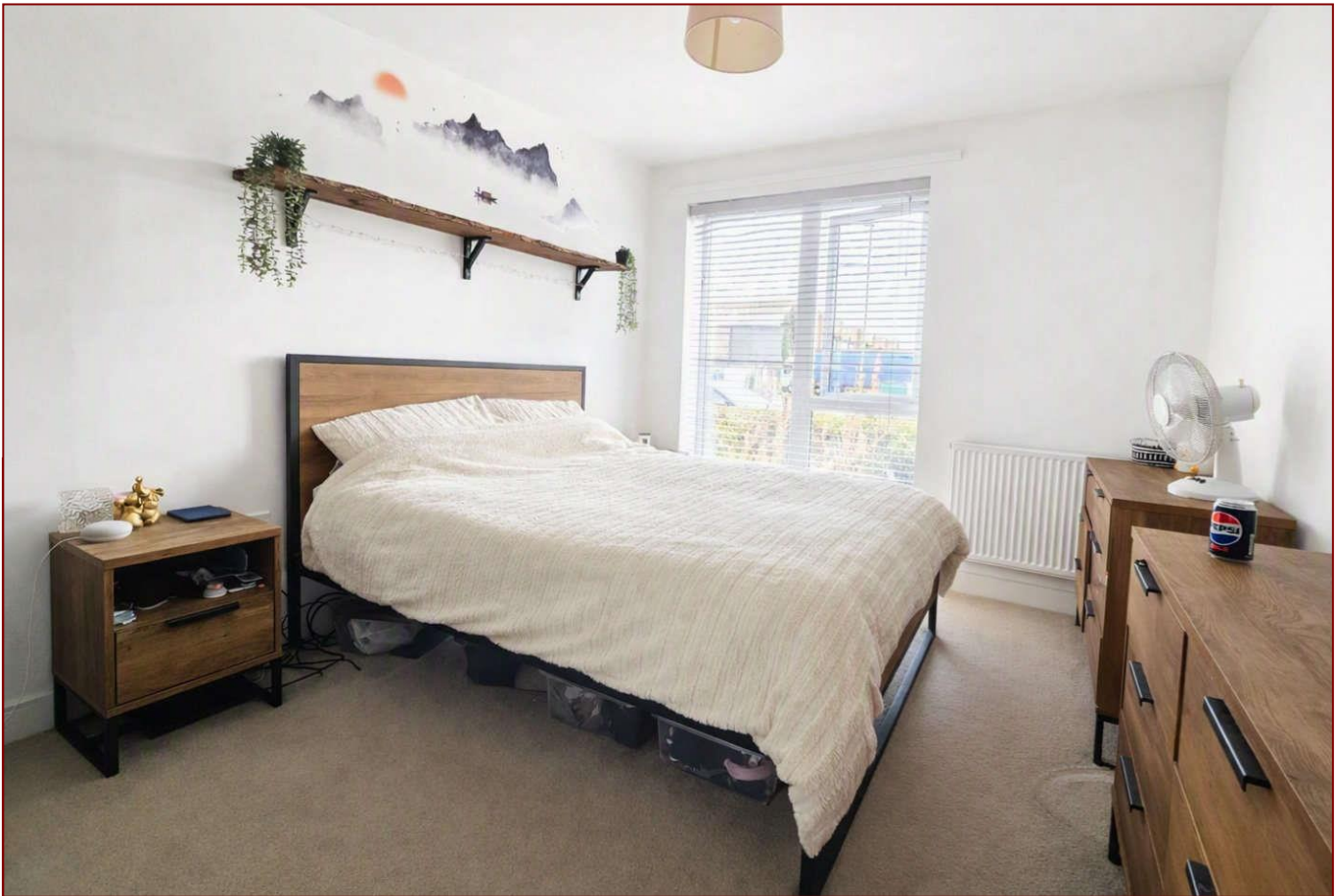
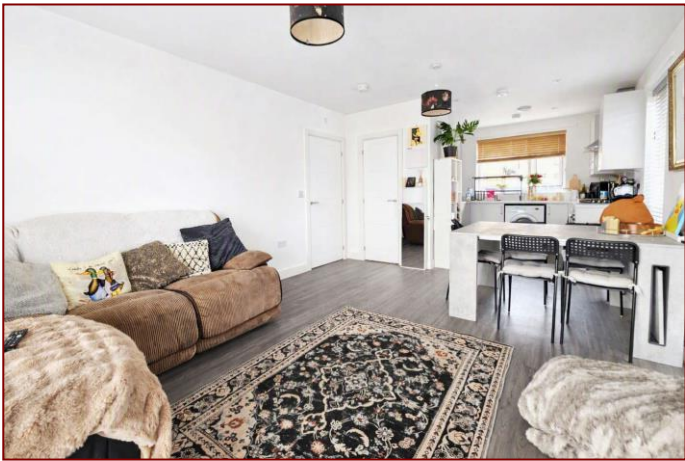
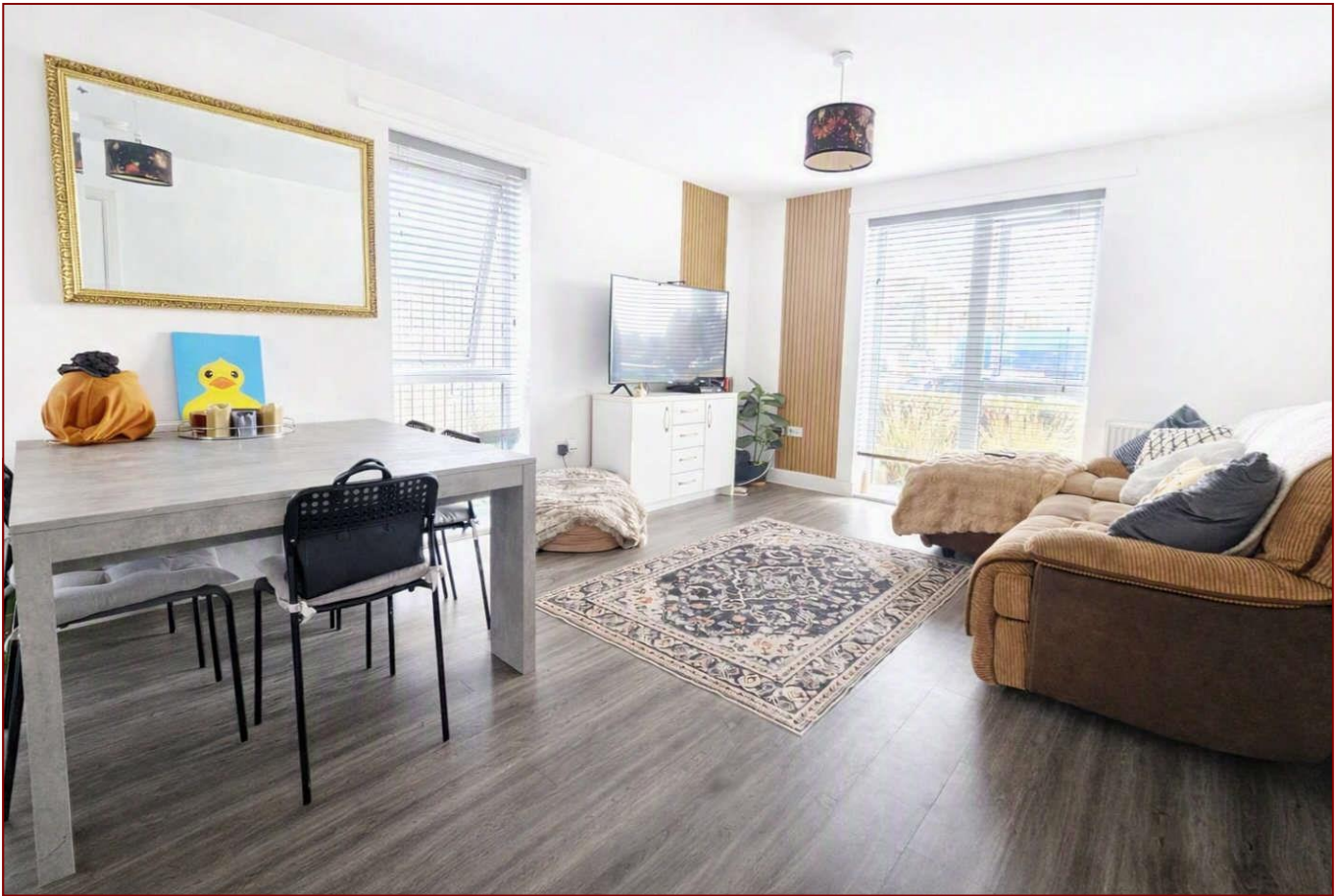
Gas Supply - Mains

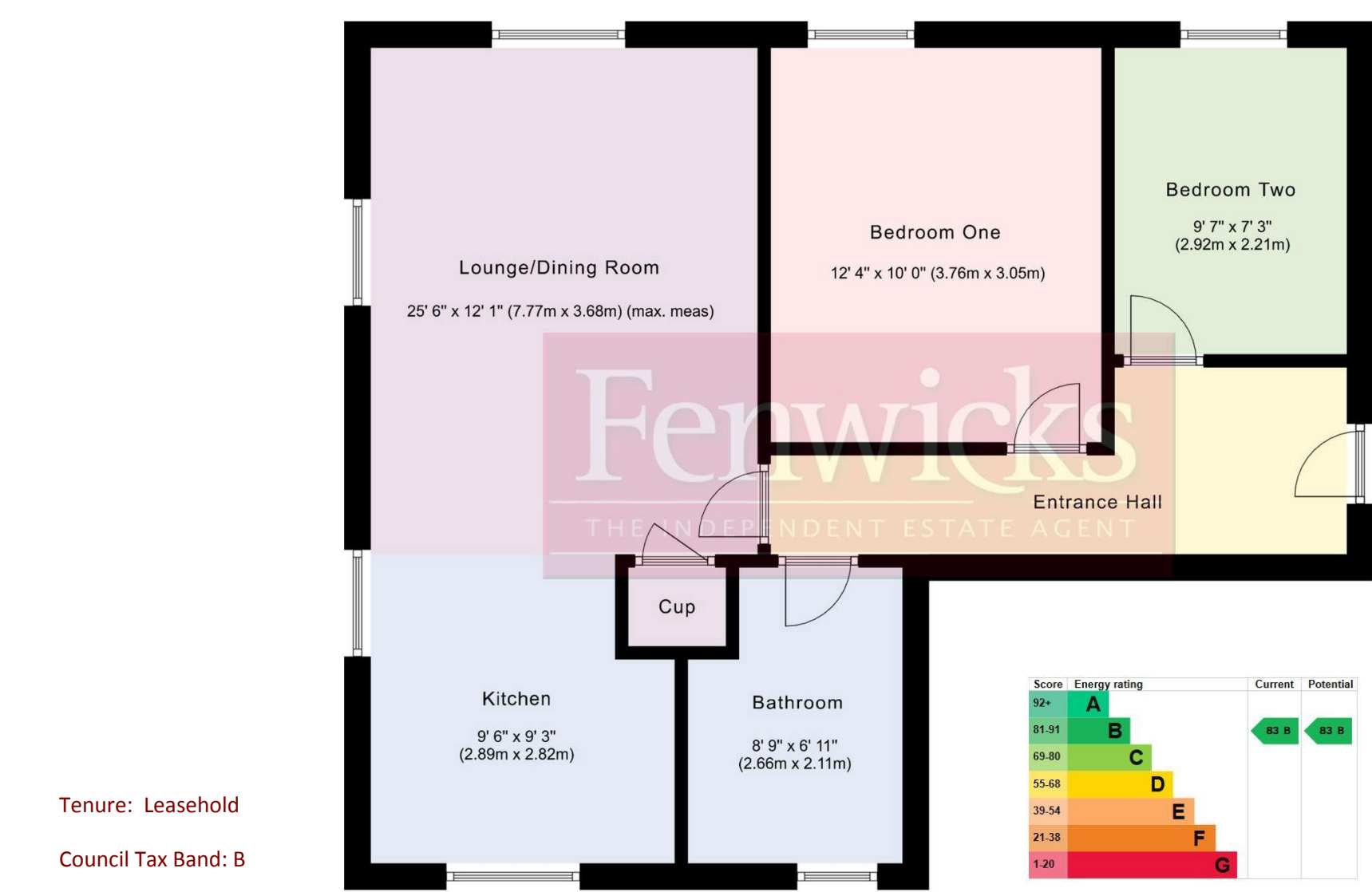
Sewerage - Mains

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>





Tenure: Leasehold

Council Tax Band: B

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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Data Protection: We retain the copyright in all advertising material used to market this Property.
Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

Shared Ownership £70,500
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Fenwicks
THE INDEPENDENT ESTATE AGENT