

Well presented second floor retirement apartment benefiting from lift to all floors, wet room and residents parking (subject to availability) offered for sale with No Onward Chain.

The Accommodation Comprises

Secure entry front door to:

Communal Entrance Hall

Providing access to communal lounge, laundry room and house managers office, stairs and lift all to floors.

Apartment

Located on the second floor.

Entrance Hall

Coved ceiling, panelled wall heater, emergency pull cord, storage cupboard with shelving housing hot water tank, meters and consumer unit.

Lounge 15' 5" x 10' 6" (4.70m x 3.20m)

Coved ceiling, wall lighting, emergency pull cord, UPVC double glazed window to rear elevation, electric Dimplex heater, telephone entry system, arch to:

Kitchen 7' 3" x 5' 4" (2.21m x 1.62m)

Coved ceiling, obscured UPVC double glazed window to side elevation, wall lighting, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, stainless steel sink unit, space for appliance.

Bedroom 12' 1" x 8' 8" (3.68m x 2.64m) plus wardrobes

Coved ceiling, UPVC double glazed window to rear elevation, upgraded electric Dimplex heater, wall lighting, emergency pull cord, built-in wardrobe with hanging space and shelving.

Wet Room 6' 9" x 5' 5" (2.06m x 1.65m)

Coved ceiling, close coupled WC, wash hand basin set in vanity unit, low-level folding shower screen, floor drainage system, wall mounted electric shower, shower curtain rail, emergency pull cord, wall mounted Dimplex heater, extractor fan.

Outside

The property benefits from communal gardens and residents parking (subject to availability).

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: 125 years from 1988

Ground Rent: TBC per annum

Service Charge: TBC per annum

General Information

Construction - Traditional

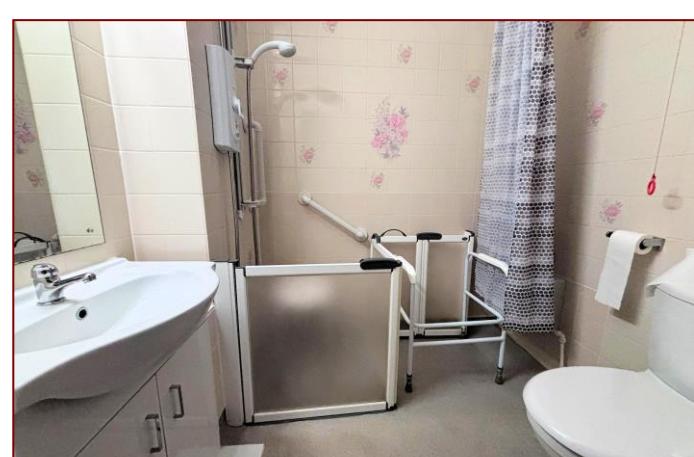
Water Supply – Portsmouth Water

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>





Tenure: Leasehold

Council Tax Band: B

Awaiting EPC

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

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

£70,000
Homeryde House, 50 High Street, Lee-On-The-Solent, PO13 9JD

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk

Fenwicks

THE INDEPENDENT ESTATE AGENT