

A fantastic opportunity to acquire this luxurious ground floor apartment built 2020/2021 with stunning views of The Solent & Isle of Wight and finished to a modern high standard. The property offers an impressive open plan living & fully fitted kitchen/dining space, two double bedrooms, two bathrooms (one en suite), spacious entrance hallway, parking, store room and NO FORWARD CHAIN. This is an ideal opportunity for retirement living or holiday home with all contents available if required. Highly recommended for viewing.

The Accommodation Comprises

Secure video phone entry to communal entrance hall with tiled marble flooring, door to ground floor apartment.

Entrance Hall

Solid oak fire doors, video entry phone, storage cupboard, further utility cupboard housing hot water system, gas combination boiler and washing machine (to remain).

Open Plan Living Area 23' 7" x 17' 11" (7.18m x 5.46m) maximum measurements

Double glazed sliding doors to terrace with frameless glass enclosure and views of The Solent & Isle of Wight, further double glazed window to side elevation, video entry phone to wall.

Kitchen

Open plan to the main living room is the contemporary fully fitted kitchen with a modern range of base cupboards and eye level units, solid granite worktops, breakfast bar, induction hob with extractor hood over, integrated electric oven, microwave, dishwasher, fridge freezer, one and a half bowl stainless steel sink unit with mixer tap and boiling water tap, waste disposal, inset spotlighting.

Bedroom One 13' 1" x 10' 4" (3.98m x 3.15m) maximum measurements

Double glazed window to rear elevation, built in wardrobe, door to:

En Suite

Contemporary fittings including double shower enclosure with mains rainfall shower head and additional hand shower attachment, wash hand basin set in vanity unit, duel heated towel rail, close coupled WC with concealed cistern, underfloor heating, heated mirror, tiling to walls and floor, extractor fan, obscured double glazed window to side elevation.

Bedroom Two 9' 2" x 8' 7" (2.79m x 2.61m) plus wardrobe

Double glazed window to rear elevation, built in wardrobe.

Bathroom

Contemporary fittings including paneled bath with mixer tap, mains rainfall shower head and additional hand shower attachment, wash hand basin set in vanity unit, close coupled WC with concealed cistern, underfloor heating, heated mirror, tiling to walls and floor, extractor fan, duel heated towel rail.

Outside

Allocated parking is located to the rear of the building, along with three visitor spaces, a storage unit and bin store. A side pedestrian walkway allows access to the seafront.

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: 250 years from 2020

Ground Rent: £150 per annum

Service Charge circa: £1048 per annum

The building benefits from the remainder of the original structural warranty (built 2020/2021).

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

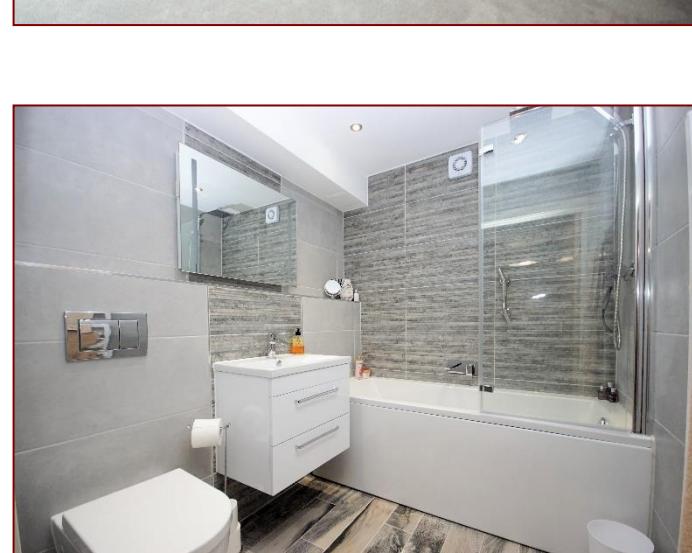
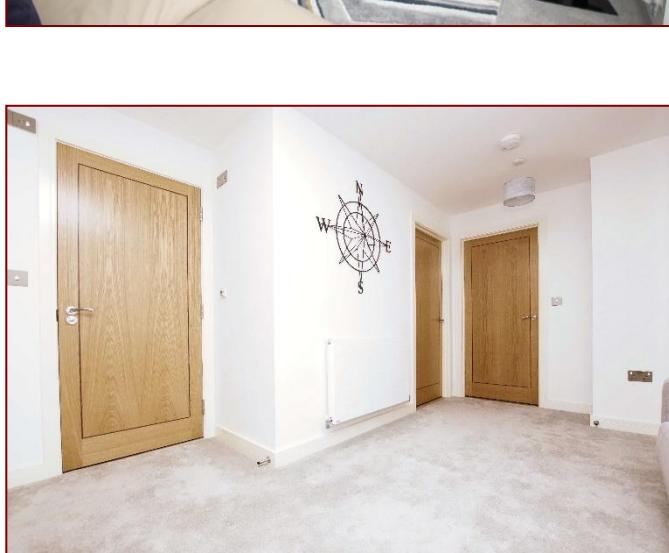
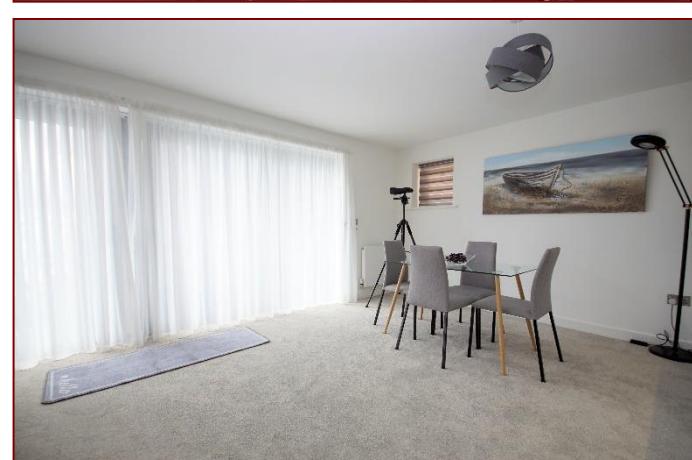
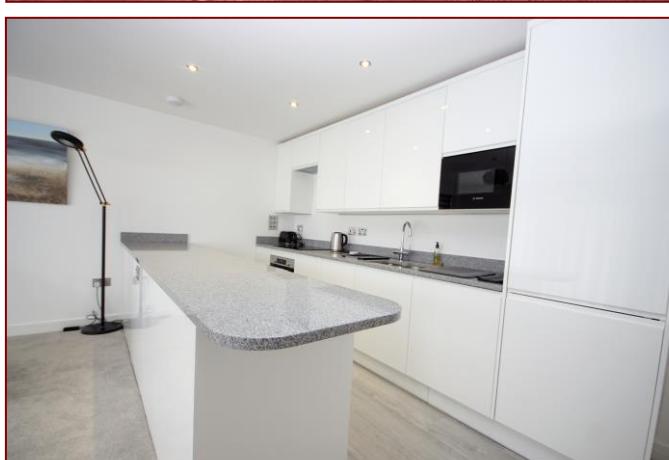
Gas Supply – Mains

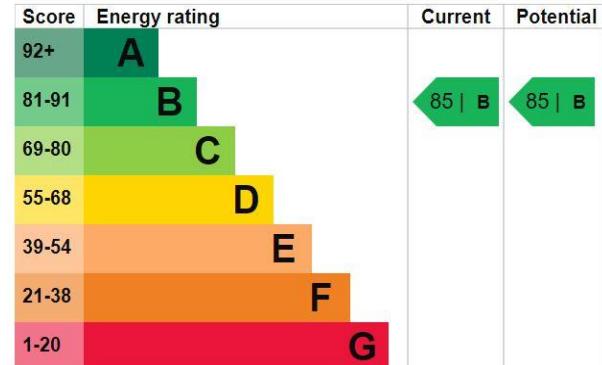
Sewerage – Mains

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: D

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

£385,000
Admirals Court, Marine Parade East, Lee-On-The-Solent, PO13 9GT

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

Fenwicks
THE INDEPENDENT ESTATE AGENT