

Located in the popular retirement complex of Homeryde House on the High Street at Lee-On-Solent is this well presented first floor apartment overlooking the communal gardens. The building benefits from residents permit parking (subject to availability), on site manager, communal lounge, gardens, laundry room and guest suite.

The Accommodation Comprises

Secure entry to:

Communal Entrance Hall

With access to communal lounge, laundry room, refuse room, managers office, lift and stairs to first floor, door to:

Entrance Hall

Wall mounted intercom with emergency pull cord, large storage cupboard housing meters, consumer unit and hot water tank.

Lounge/Dining Room

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

Window to rear elevation enjoying views over the communal gardens, emergency pull cord, modern wall mounted electric fire, set within feature fire surround with marble-effect inset and matching hearth, archway to:

Kitchen

7' 4" x 5' 4" (2.23m x 1.62m)

Window to side elevation, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, one and a half bowl composite sink unit, space for fridge/freezer, cooker to remain, wall mounted extractor fan.

Bedroom

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

Window to rear elevation overlooking the communal gardens, emergency pull cord, built-in wardrobe with bi-folding doors, two further freestanding wardrobes to remain.

Shower Room

6' 8" x 5' 4" (2.03m x 1.62m)

Acrylic panelling to walls, extractor fan, pedestal wash hand basin, close coupled low level WC, double shower cubicle with electric shower, emergency push button.

Outside

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

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: £221.68 per annum

Service Charge: £2,664.80 per annum

General Information

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

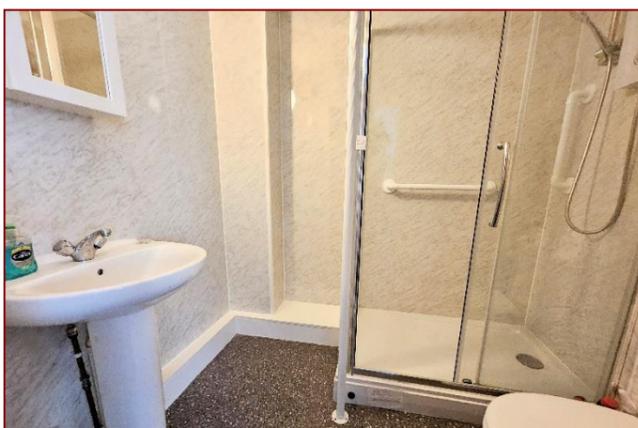
Sewerage - Mains

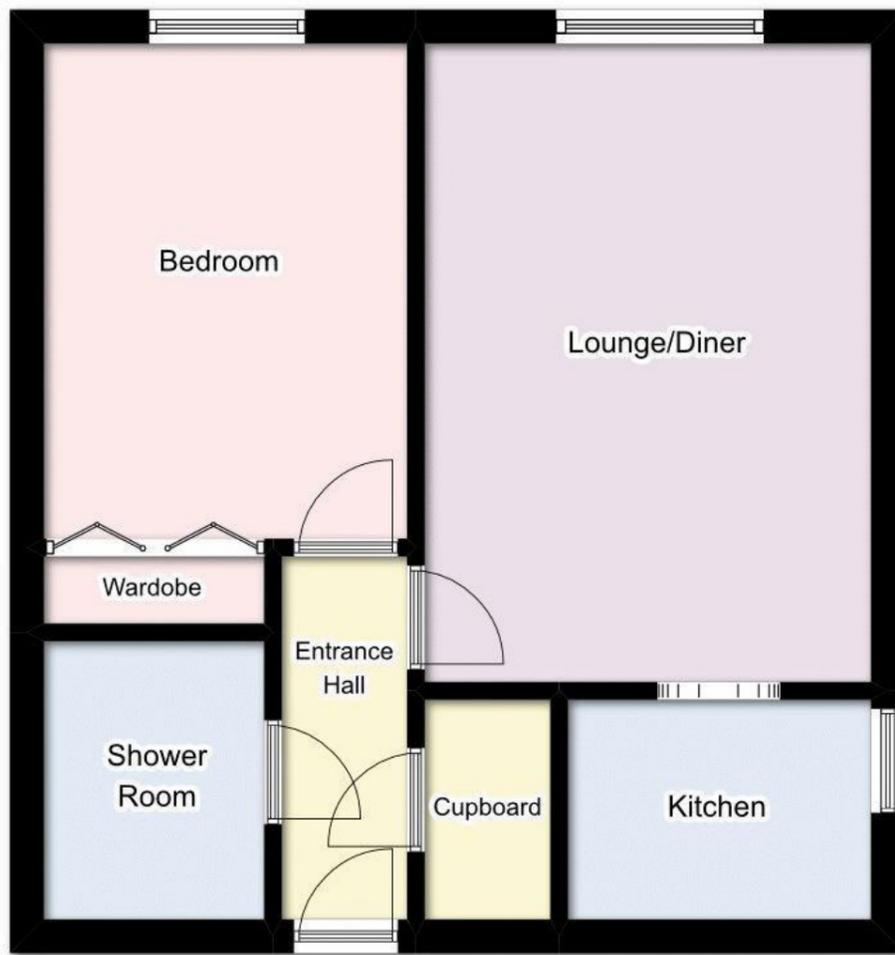
Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>

risk





Tenure: Leasehold

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



£79,995

Homeryde House, 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

DRAFT DETAILS