

Situated on the seafront at Lee on the Solent is this well presented recently redecorated ground floor retirement apartment overlooking the Solent & Isle of Wight. Offered with No Onward Chain.

The Accommodation Comprises

Communal front door with secure entry system to:

Communal Entrance Hall

Residents lounge, communal laundry room, lift to second floor, guest suite (available at a supplement).

Entrance Hall

Cupboard housing consumer unit and electric meter, smoke alarm, deep storage cupboard with shelving and heating system.

Lounge/Dining Room 24' 10" x 10' 6" (7.56m x 3.20m)

Dimplex heater, UPVC double glazed window and door to patio area, double opening glazed door to:

Kitchen 7' 5" x 6' 11" (2.26m x 2.11m)

UPVC double glazed window to front elevation enjoying views towards the Solent and Isle of Wight, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, single drainer stainless steel sink unit with mixer tap, electric oven, electric hob with extractor hood over, integral fridge and freezer, integral dishwasher.

Shower Room 6' 10" x 5' 7" (2.08m x 1.70m)

Double shower cubicle with glass screen, shower seat and hand rail, close coupled WC, wash hand basin set in vanity unit, heated towel rail, Dimplex heater, emergency pull cord.

Bedroom One 17' 0" plus wardrobe x 9' 4" maximum measurement (5.18m x 2.84m)

UPVC double glazed window to front elevation, range of built in bedroom furniture including wardrobes and drawer units, Dimplex heater.

Outside

The property benefits from communal gardens to the front and residents scooter and parking to the rear (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 2008

Ground Rent: £424 per annum

Service Charge: £3,086.38 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>



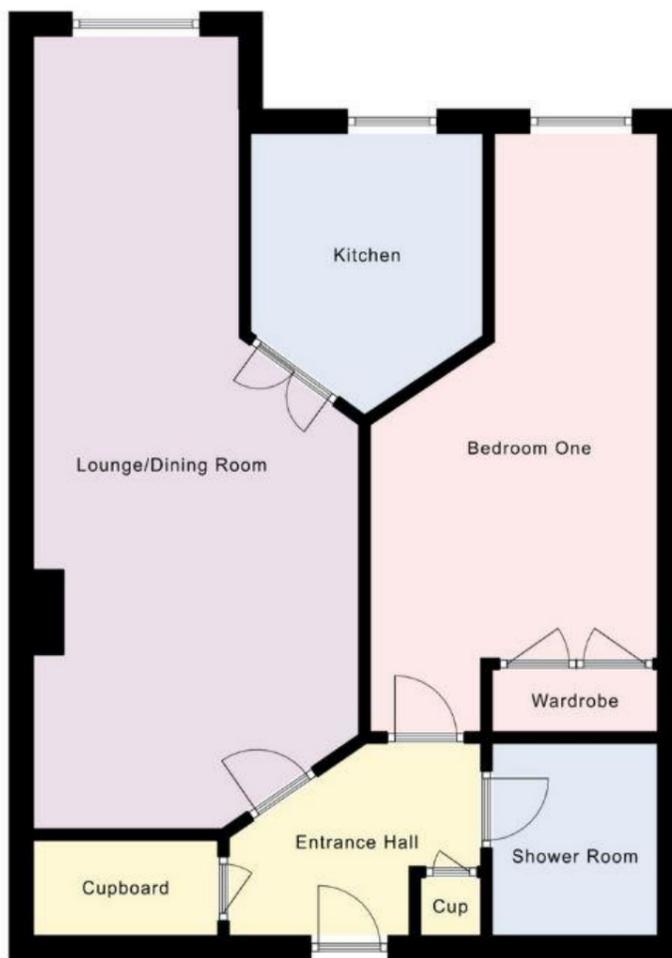
Communal Garden



Communal Lounge



Communal Laundry



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Council Tax Band: C

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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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Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£285,000

Anchorage Court, Lee-On-The-Solent, PO13 9FE

Fenwicks

THE INDEPENDENT ESTATE AGENT

DRAFT DETAILS

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