

Situated on the seafront of Lee on the Solent and therefore enjoying superb views across the Solent and Isle of Wight is this first floor apartment. The property benefits from two double bedrooms, balcony and underground parking, offered for sale with no forward chain.

The Accommodation Comprises:

Communal front door with security entry system, stairs to first floor, front door to:

Entrance Hall

Intercom, airing cupboard housing immersion tank, further storage cupboard, small cupboard housing consumer unit and meters, radiator, door into:

Lounge 14' 2" x 10' 3" (4.31m x 3.12m)

UPVC triple glazed sliding patio door to balcony with views of the Solent and across to Isle of Wight, radiator, entryway into:

Kitchen/Dining Room 19' 1" into window x 6' 5" (5.81m x 1.95m)

UPVC triple glazed window to front elevation, range of base cupboards with matching eye level units, space for fridge freezer, plumbing for washer/dryer, one and a half stainless steel sink with drainer and mixer tap, integrated electric oven and gas hob with overhead extractor hood, tiled flooring, radiator, cupboard housing boiler.

Bedroom One 12' 9" x 9' 0" (3.88m x 2.74m)

UPVC triple glazed window to rear elevation, built in wardrobes, radiator.

Bedroom Two 12' 7" x 7' 8" (3.83m x 2.34m)

UPVC triple glazed window to rear elevation, built in wardrobes, radiator.

Bathroom 7' 4" x 5' 8" maximum measurements (2.23m x 1.73m)

Panelled bath with mains shower connection, vanity wash hand basin with mixer tap and under cupboard storage, WC with concealed cistern, extractor fan, tiled flooring, two radiators.

Balcony 17' 6" maximum measurements x 7' 6" maximum measurements (5.33m x 2.28m)

Views of the Solent and across to the Isle of Wight.

Outside

Arismore Court benefits from communal gardens to the front, there is also underground parking which is allocated.

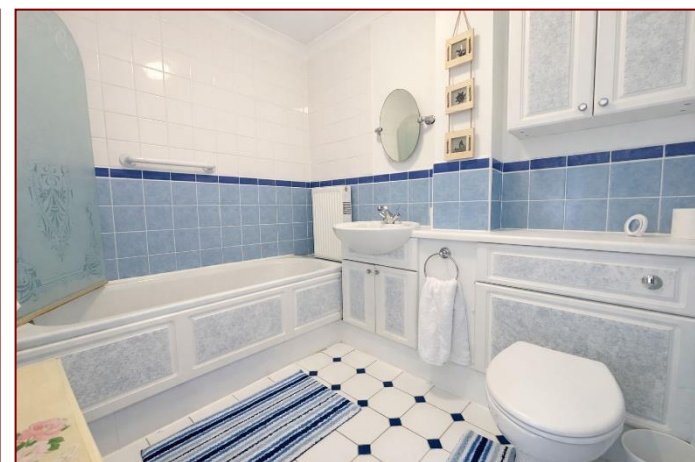
Lease Information

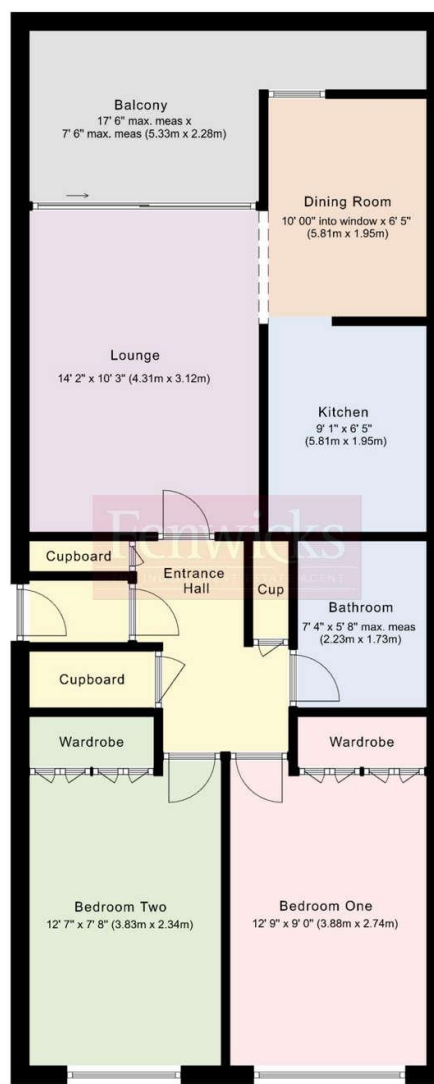
The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Lease: 2021 with approx. 110 years left
Ground Rent: £80 per annum
Service Charge: £2280 per annum

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>





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Council Tax Band: D

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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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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.



£310,000

Arismore Court, Lee-On-The-Solent, PO13 9ED

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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