

A rare opportunity to purchase this two bedroom seafront retirement apartment situated in the sought after Anchorage Court development at Lee on the Solent. Located on the first floor and enjoying spectacular views of the Solent & Isle of Wight, this spacious apartment benefits from two double bedrooms & balcony.

The Accommodation Comprises

Communal Entrance Hall

Secure communal entry door to communal entrance hall with managers office, communal lounge, laundry room and access to guests suite, lift and stairs to all floors.

Apartment

Located on the first floor.

Entrance Hall

Coved ceiling, thermostat control to wall, emergency pull cord, phone system for communal front door, wall mounted electric storage heater, cupboard with shelving, further cupboard with shelving and hot water tank.

Lounge/Dining Room 21' 4" x 10' 8" (6.50m x 3.25m) maximum measurements

Coved ceiling, UPVC double glazed window and door to balcony enjoying views of the Solent and Isle of Wight, electric fireplace, wall mounted electric storage heater, glazed double opening doors to:

Kitchen 7' 4" x 7' 0" (2.23m x 2.13m)

UPVC double glazed window to front elevation enjoying views of the Solent and Isle of Wight, fitted with a range of base cupboards and matching eye level units, roll top worksurface, single bowl stainless steel sink unit with mixer tap, integrated electric eye-level oven, electric hob with extractor hood over, integrated fridge and freezer.

Bedroom One 20' 9" x 9' 8" (6.32m x 2.94m) maximum

UPVC double glazed windows to front elevation enjoying views of the Solent and Isle of Wight, coved ceiling, wall mounted electric heater, mirror fronted bi-folding wardrobe doors.

Bedroom Two 19' 5" x 9' 2" (5.91m x 2.79m)

UPVC double glazed window to front elevation enjoying views of the Solent and Isle of Wight, coved ceiling, electric heater.

Bathroom 6' 10" x 5' 6" (2.08m x 1.68m)

Panelled bath with main shower over, close coupled WC, wash hand basin set in vanity unit, emergency pull cord, wall mounted Dimplex heater and electric towel rail.

Outside

The property benefits from communal gardens and residents parking (subject to availability), undercover electric scooter storage 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: TBC

Ground Rent: TBC

Service Charge: TBC

General Information

Construction: Traditional

Water Supply: Portsmouth Water

Sewerage: Mains

Electric Supply: Mains

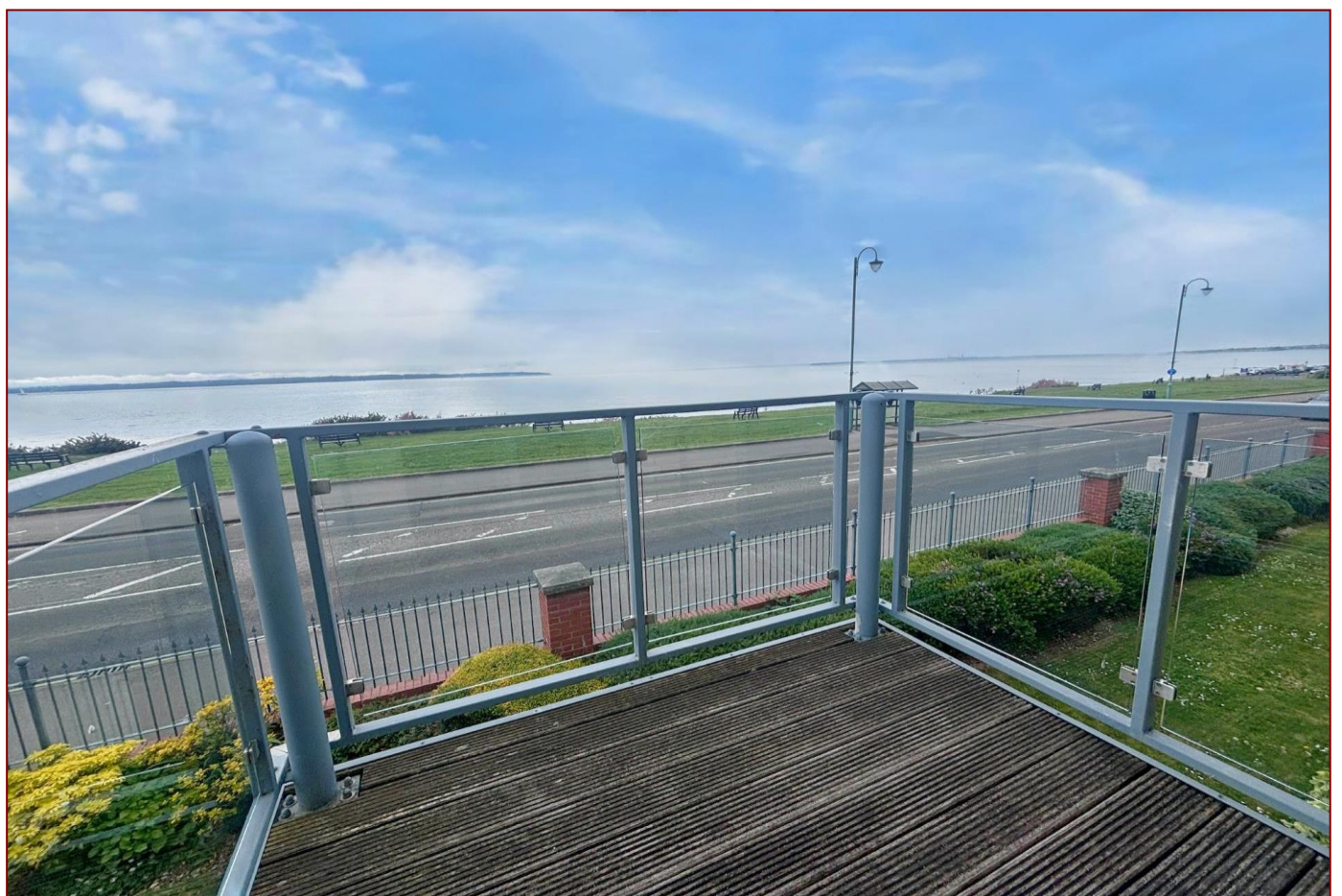
Gas Supply: Mains

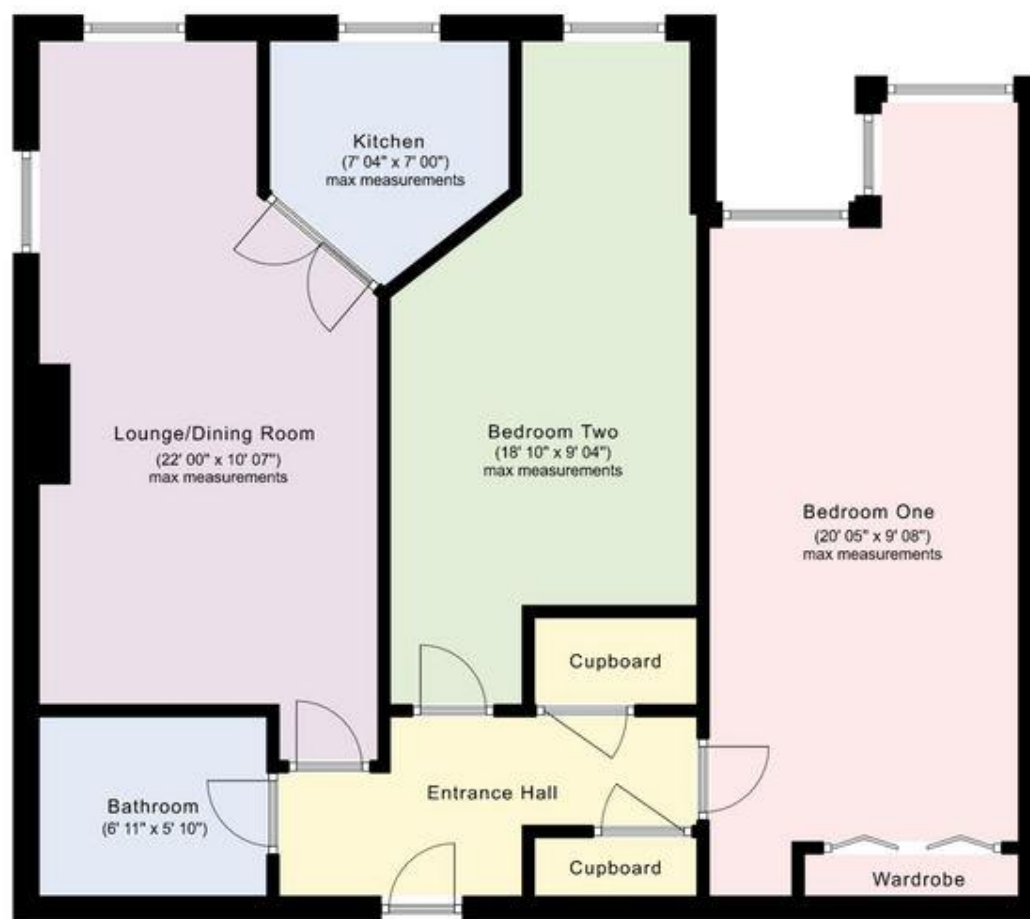
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: www.gov.uk/check-long-term-flood-risk

Tenure: Leasehold

Council Tax Band: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 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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Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£375,000

Anchorage Court, Marine Parade East, Lee-On-The-Solent, PO13 9FE

Fenwicks

THE INDEPENDENT ESTATE AGENT

DRAFT DETAILS

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