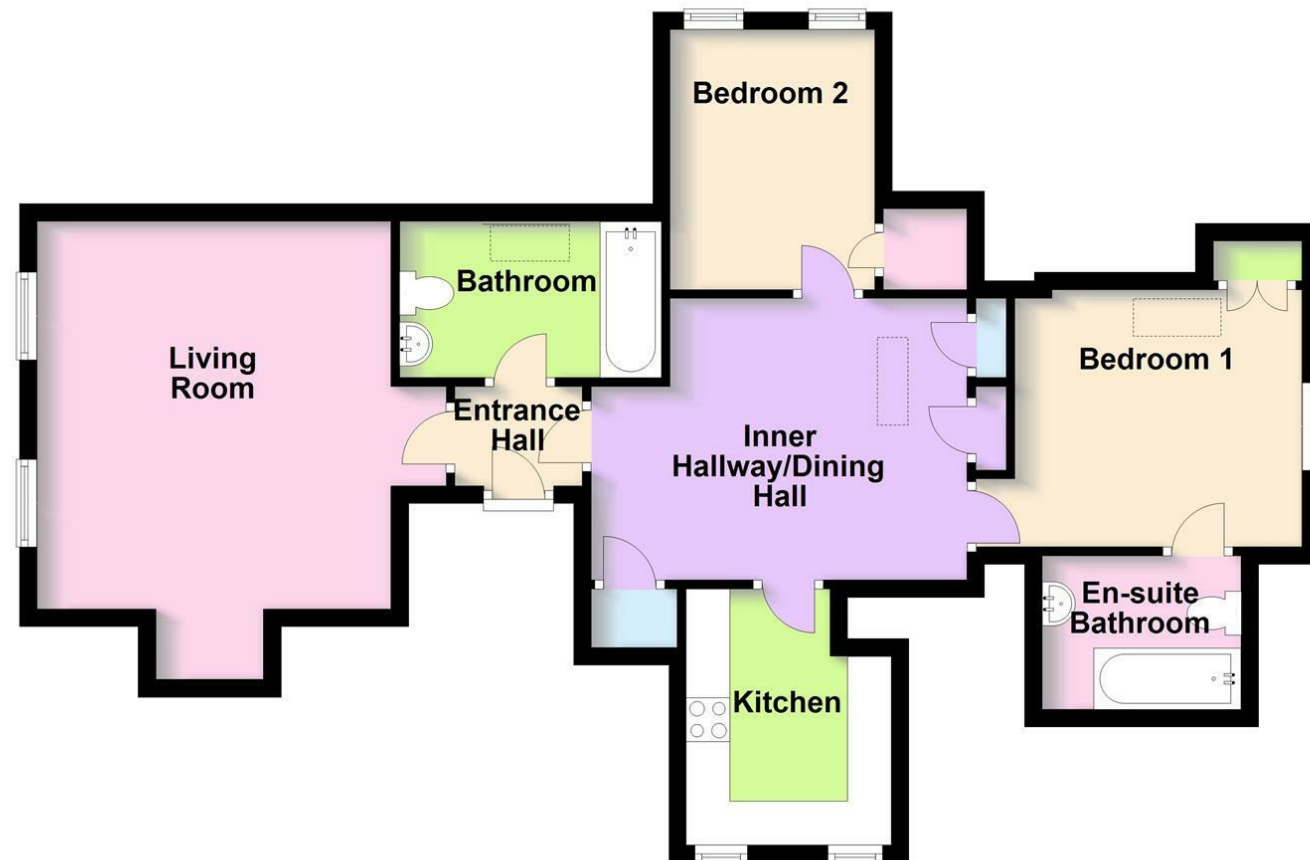
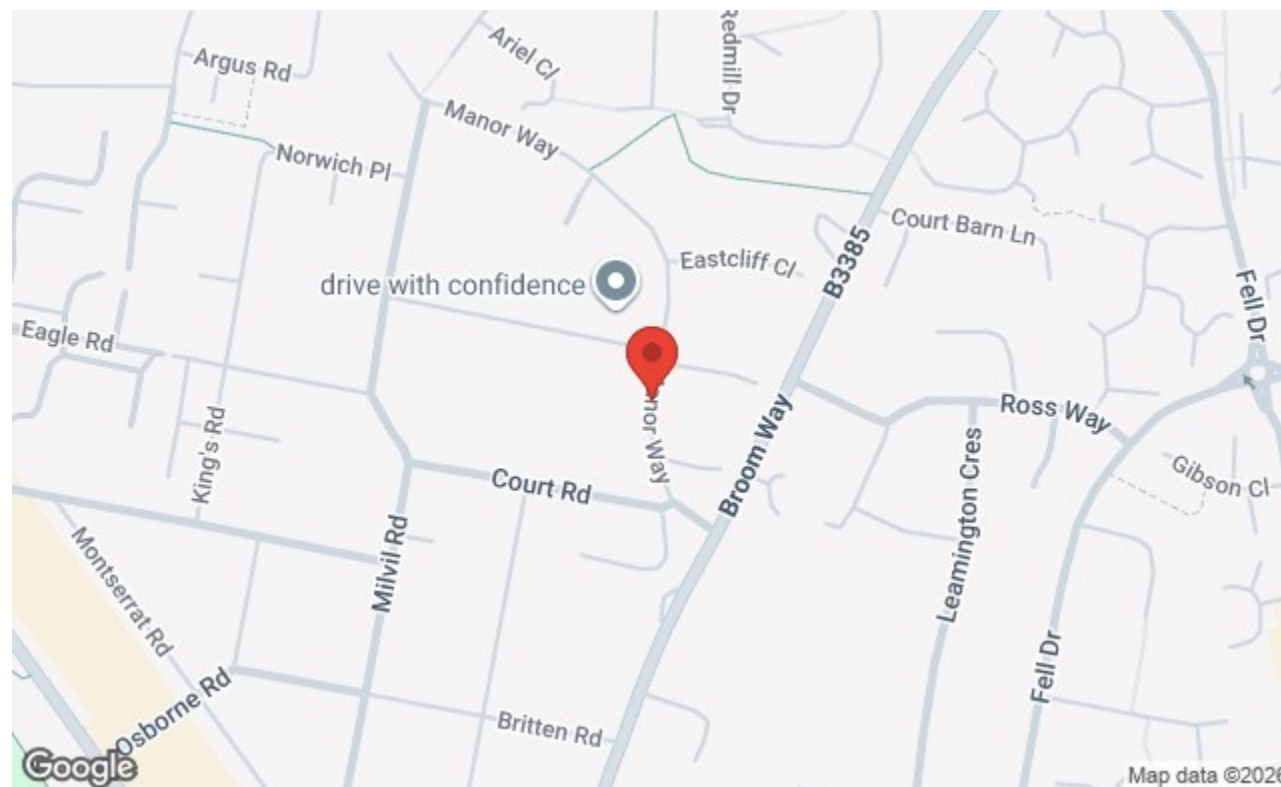


## Second Floor



These plans are not to scale and are for illustration purposes only  
Plan produced using PlanUp.



118 - 120 High Street, Lee-on-the-Solent, PO13 9DB  
t: 02392 553 636

**FOR SALE**

Offers Over £250,000

Manor Way, Lee-On-The-Solent PO13 9JQ

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## HIGHLIGHTS

- ❖ SPACIOUS
- ❖ TOP FLOOR
- ❖ CLOSE TO THE SEAFRONT
- ❖ NEAR SHOPS AND AMENITIES
- ❖ MODERN FITTED KITCHEN
- ❖ HIGH CEILINGS
- ❖ 2 BEDROOMS
- ❖ 2 BATHROOMS
- ❖ 2 RECEPTIONS
- ❖ SOUGHT AFTER LOCATION

An incredible opportunity to purchase this beautiful two double bedroom, second floor apartment. Located in the heart of the village & moments from the beach and High Street. This apartment is just one of three in the block and comes with a 999 year lease & a share of the freehold.

Lounge: 14'1 x 12'9 (4.29m x 3.89m)

An impressive room with replacement uPVC double glazed sash windows looking towards the High Street, two ceiling light points, TV and telephone points, radiator and power points.

Bathroom:

With a Velux window, panel enclosed bath with shower mixer over and glazed screen, wash hand basin in vanity unit with mirror over, low level WC with concealed cistern, tiled floor, part tiled walls and a chrome heated towel rail.

Dining Hall: 14'2 x 10'7 (4.32m x 3.23m)

Featuring an attractive vaulted ceiling with Velux window and high level ambient lighting, three built in cupboards with hanging and shelving, meters and a Worcester combination hot water boiler, radiator, power points and a video entry phone.

Kitchen: 10'2 x 7'8 (3.1m x 2.34m)

The kitchen is fitted with a range of wall and base units with

wood effect roll top worksurfaces and tiled surrounds, one and a half bowl plastic sink and drainer with mixer tap over. Range of integrated appliances including eye level double oven, electric hob with extractor over, fridge/freezer, washing machine and dishwasher. Ceiling spotlights, two double glazed replacement uPVC sash windows to the front aspect sit behind smart glass splashbacks to the worksurfaces.

Bedroom One: 10'9 x 8'8 (3.28m x 2.64m)

Velux window and feature high level triangular window and pulley shutter, cupboard and wardrobe with shelf and hanging rail, radiator, power points and door to:

Ensuite Bathroom:

Bedroom Two: 9'10 x 7'8 (3m x 2.34m)

With replacement uPVC sash windows to rear aspect, radiator, ceiling light point, built in cupboard and power points

Call today to arrange a viewing

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# PROPERTY INFORMATION

**TENURE - SHARE OF FREEHOLD**  
SHARE OF FREEHOD - COUNCIL  
TAX BAND: C  
£1051.08 pa

**COUNCIL TAX BAND C**

**OFFER CHECK PROCEDURE**

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note

we cannot put forward an offer without the AML check being completed

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We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

**RECOMMENDED SOLICITORS**

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 75      | 76        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



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