

Offered for sale with no forward chain is this one bed ground floor retirement apartment located in Berkeley Court. Residents benefit from beautiful communal gardens, lounge and laundry room and warden. The apartment itself enjoys direct access on to the gardens with its own patio area, a modern fitted kitchen and shower room with emergency pull cord system throughout.

**The Accommodation Comprises**

Secure entrance door to:

**Communal Entrance Hall**

Front door to:

**Entrance Hall**

Coved ceiling, wall mounted emergency pull cord and security entrance system, cupboard housing hot water tank and slatted shelving.

**Lounge 15' 4" x 10' 4" (4.67m x 3.15m)**

Coved ceiling, UPVC double glazed windows and door to rear elevation with access onto communal gardens, emergency pull cord, ceiling heating with thermostat control to wall.

**Kitchen 8' 0" x 7' 4" (2.44m x 2.23m) maximum measurements**

Coved ceiling, emergency pull cord, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, single bowl stainless steel sink unit with mixer tap, space for oven, space for under counter fridge, extractor fan to wall, tiled flooring, cupboard housing fuse box and meters.

**Bedroom 12' 11" x 9' 5" (3.93m x 2.87m) maximum measurements plus door recess**

Coved ceiling, UPVC double glazed window to rear elevation, ceiling heating with thermostat control to wall, emergency pull cord, fitted wardrobes.

**Shower Room 6' 1" x 6' 0" (1.85m x 1.83m)**

Coved ceiling, emergency pull cord, corner shower cubicle with electric shower, pedestal wash hand basin with mixer tap, close coupled WC, tiled walls and flooring, heated towel rail, ceiling heating with thermostat control to wall.

**Outside**

The property benefits from residents parking 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 TBC years from TBC  
Ground Rent £TBC per annum  
Service Charge £TBC 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>





Awaiting EPC

Tenure: Leasehold

Council Tax Band: B

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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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£99,995

Berkeley Court, Elmore Road, Lee-On-The-Solent, PO13 9AR

\*DRAFT DETAILS\*

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THE INDEPENDENT ESTATE AGENT