

Situated on the seafront at Lee On The Solent is this two bedroom first floor apartment which benefits from views over The Solent and Isle of Wight. The property also has the advantage of a covered parking space and a lift to all floors.

The Accommodation Comprises

Secure entry to communal entrance hall with lift and stairs to all floors.

Apartment

Front door to:

Entrance Hall

Flat ceiling with inset spotlighting, smoke detector, thermostat control to wall, secure entry phone, radiator, storage cupboard housing consumer unit, glazed doors to:

Open Plan Kitchen/ Living Room 25' 3" x 13' 2" (7.69m x 4.01m) maximum measurements

Kitchen

Spotlighting inset to ceiling, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, one and a half bowl single drainer sink unit with mixer tap, integral dishwasher, washing machine, fridge & freezer, integral electric oven, gas hob with extractor hood over, cupboard housing boiler, UPVC double glazed window to side elevation, tiled flooring.

Lounge/Dining Area

Flat ceiling, UPVC double glazed window to front elevation, two sets of UPVC double glazed double opening doors to balconies enjoying views across the Solent towards the Isle of Wight, two radiators.

Bedroom One 12' 10" x 11' 2" (3.91m x 3.40m) plus entry way

Flat ceiling, UPVC double glazed double opening doors to balcony, radiator, door to:

En Suite 7' 7" x 5' 5" (2.31m x 1.65m)

Flat ceiling with inset spotlighting, extractor fan, corner shower cubicle with mains shower, pedestal wash hand basin, close coupled WC, ladder style radiator, shaver point, partly tiled walls, tiled flooring.

Bedroom Two 13' 2" x 9' 4" (4.01m x 2.84m)

Flat ceiling, UPVC double glazed double opening doors to balcony enjoying views across the Solent towards the Isle of Wight, radiator.

Bathroom 7' 2" x 5' 9" (2.18m x 1.75m)

Flat ceiling with inset spotlighting, extractor fan, panelled bath with mixer tap and shower connection off, shower screen, pedestal wash hand basin, close coupled WC, ladder style radiator, tiling to walls and floors, shaver socket.

Outside

The property benefits from allocated parking.

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: 130 years from 2004

Ground Rent: NIL

Service Charge: £2,741.34 per annum

General Information

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

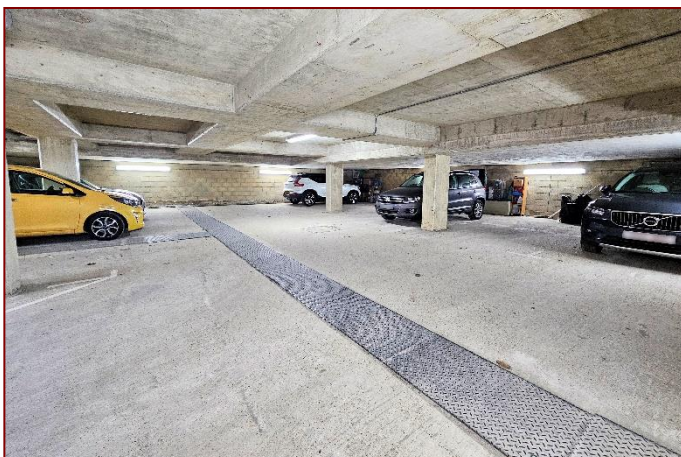
Gas Supply - Mains

Sewerage - Mains

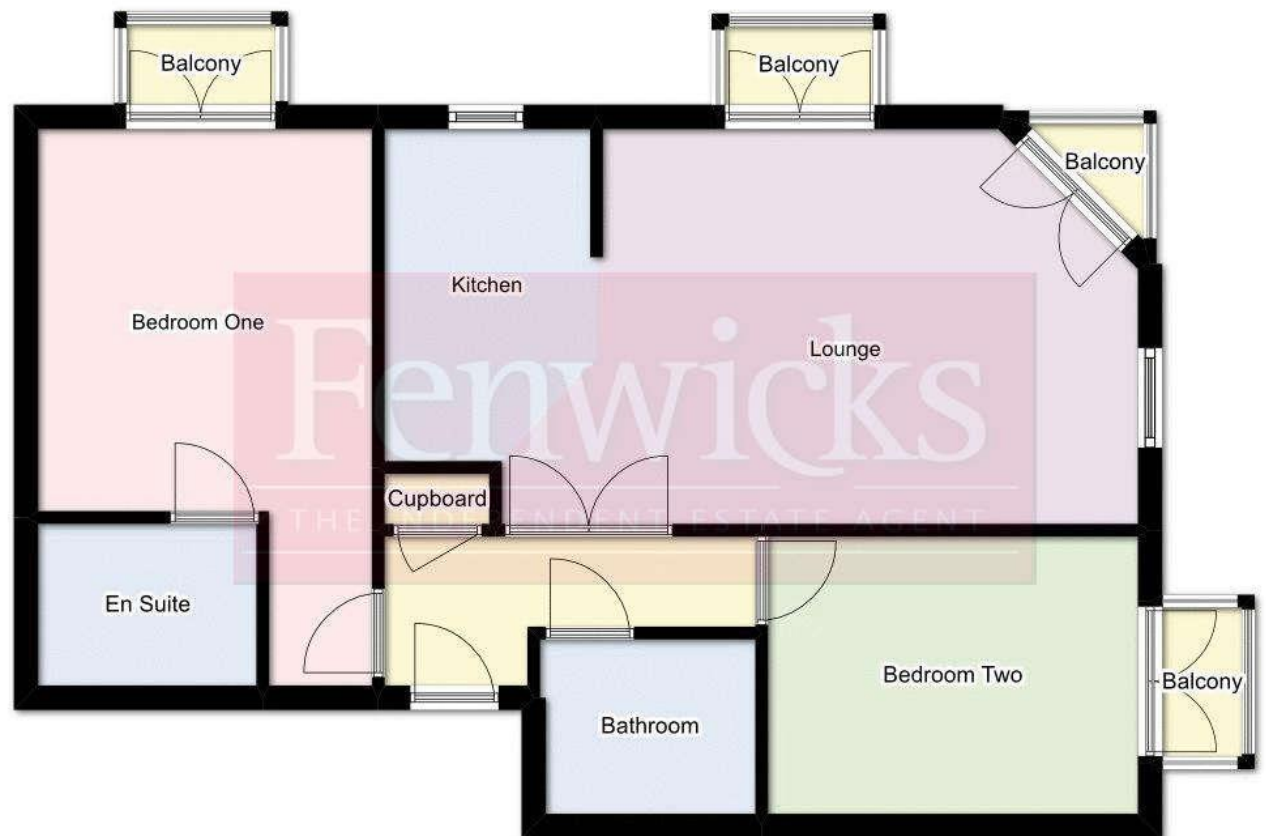
Mobile & Broadband coverage - Please check via:

<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	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Share of Freehold

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.



£315,000

The Spinnakers, Beach Road, Lee-On-The-Solent, PO13 9FH

DRAFT DETAILS

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

Fenwicks

THE INDEPENDENT ESTATE AGENT