

Ideally located close to the High Street and seafront is this well presented first floor apartment which is located in a smart and well maintained building. The property benefits from allocated parking to the rear within a gated carpark.

**The Accommodation Comprises**

Front door to:

**Communal Entrance**

Secure entry system, stairs to first floor:

**Entrance Hall**

Coved ceiling, radiator, cupboard housing water tank.

**Lounge 15' 10" x 11' 10" (4.82m x 3.60m) maximum measurements**

UPVC double glazed window to front elevation, coved ceiling, two radiators, archway to:

**Kitchen 8' 8" x 5' 2" (2.64m x 1.57m)**

UPVC double glazed window to side elevation, coved ceiling, spotlighting, fitted with a range of base cupboards and matching eye level units, single bowl stainless steel sink and drainer unit with mixer tap, space and plumbing for washing machine, integrated appliances to include fridge/freezer, electric oven with hob, extractor hood over.

**Bedroom One 18' 9" x 8' 3" (5.71m x 2.51m)**

UPVC double glazed window to front elevation, coved ceiling, fitted wardrobe, radiator.

**Bedroom Two 12' 2" x 8' 5" (3.71m x 2.56m)**

UPVC double glazed window to rear elevation, coved ceiling, radiator.

**Bathroom 7' 10" x 6' 0" (2.39m x 1.83m)**

Close coupled WC, pedestal wash hand basin, panelled bath with mains shower over, spotlighting, extractor fan, radiator.

**Outside**

Allocated parking to the rear with access via a remote controlled gate.

**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.

Share of Freehold

Lease years: 125 years from 2004

Service charge £1200 per anum

**General Information**

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

Gas Supply - Mains

Sewerage - Mains

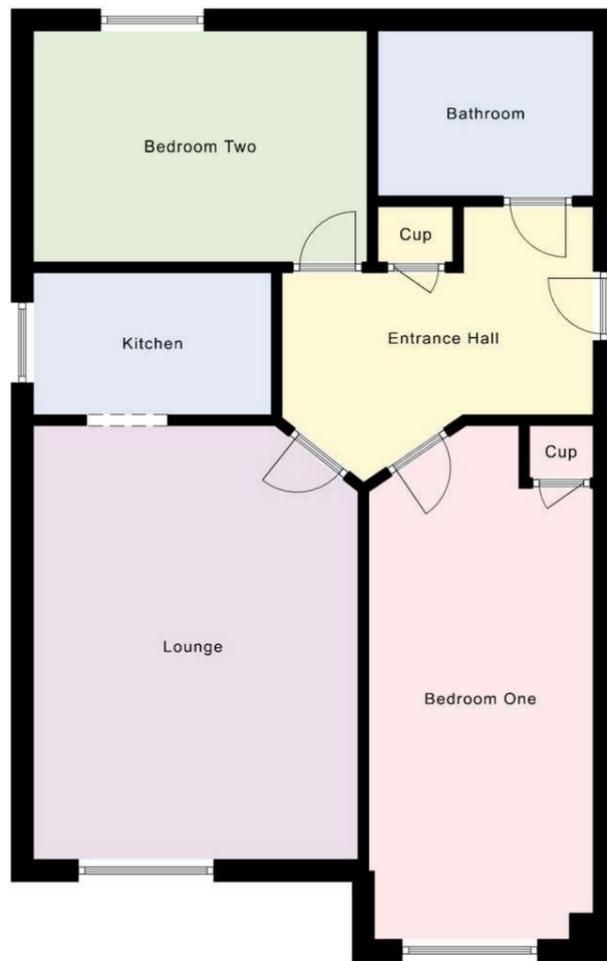
Mobile & Broadband coverage - Please check via:

<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		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Share of Freehold

Council Tax Band: C

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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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£244,995

High Street, Lee-On-The-Solent, PO13 9FB

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

Fenwicks - Lee on the Solent Office: 02392 551 199 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)