

Situated in the popular Robinson Court development at Lee-on-Solent, within close proximity to the High Street and sea front is this delightful second floor apartment. This one bedroom apartment is offered for sale with no forward chain

The Accommodation Comprises

Communal front door with secure entry to:

Communal Entrance Hall

Lobby with communal lounge situated on the ground floor, manager's office, laundry room, guest suite, lift and stairs to second floor, door to;

Apartment

Front door to:

Entrance Hall

Coving to ceiling, large storage cupboard housing hot water tank, further storage cupboard housing electric meter and consumer unit, emergency pull cord, entry phone system, door to:

Lounge/Dining Room 22' 0" x 10' 8" (6.70m x 3.25m) maximum measurement

Coving to ceiling, UPVC double glazed window and door to Juliette balcony offering views along Beach Road towards the Solent and Isle of Wight, wall mounted electric heater, electric coal effect fireplace, emergency pull cord, obscured double opening glazed doors to:

Kitchen 7' 7" x 4' 7" (2.31m x 1.40m) maximum measurement

Coving to ceiling, UPVC double glazed window to front elevation, a modern range of base cupboards and matching eye level units, roll top work surfaces, integrated appliance to include; electric oven, microwave, fridge/freezer and induction hob with extractor hood over, tiled surround, single drainer sink unit with mixer tap.

Bedroom One 13' 6" x 8' 11" (4.11m x 2.72m) maximum measurement

Coving to ceiling, UPVC double glazed window to front elevation, wall-mounted electric heater, superb built-in wardrobes with matching bedside cabinets and dressing table, emergency pull cord.

Shower Room 6' 10" x 5' 6" (2.08m x 1.68m)

Coving to ceiling, two wall-mounted electric heaters, close coupled WC, double shower cubicle with mains shower and grab handle, wash hand basin set in vanity unit, extractor fan, tiling to walls, emergency pull cord.

Outside

The property benefits from communal gardens, residents car parking (subject to availability) and mobility scooter park with charging facility.

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 125 years from 2004
Ground Rent £384 per annum
Service Charge £2400 per annum

General Information

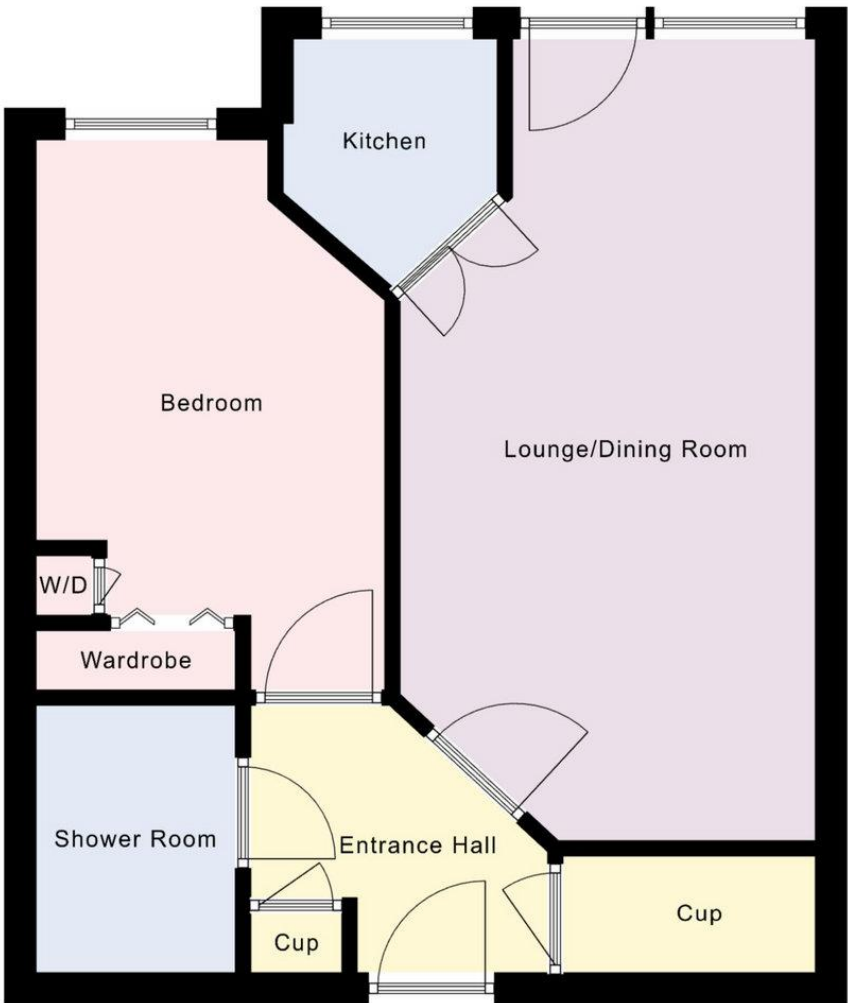
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Council Tax Band: C



Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.
Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

£162,500
Robinson Court, Beach Road, Lee-On-The-Solent, PO13 9FD

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

Fenwicks
THE INDEPENDENT ESTATE AGENT