

Superbly presented first floor apartment situated in a popular area of Lee on the Solent. The property benefits from a re-fitted shower room and allocated parking.

The Accommodation Comprises
UPVC double glazed front door to:

Entrance Hall
Coved ceiling, stairs to first floor, access to loft space.

Lounge
11' 11" x 11' 11" (3.63m x 3.63m)
Coved ceiling, UPVC double glazed window to front elevation overlooking open green, storage cupboard, electric heater, archway to:

Kitchen
11' 0" x 5' 5" (3.35m x 1.65m)
Fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, single drainer sink unit with mixer tap, electric oven and hob, extractor hood over, recess and plumbing for washing machine and dishwasher (by separate negotiation), door to bedroom two.

Bedroom One
11' 11" x 9' 3" (3.63m x 2.82m) maximum measurements
Coved ceiling, UPVC double glazed window to rear elevation, built in storage cupboard housing pressurised water tank.

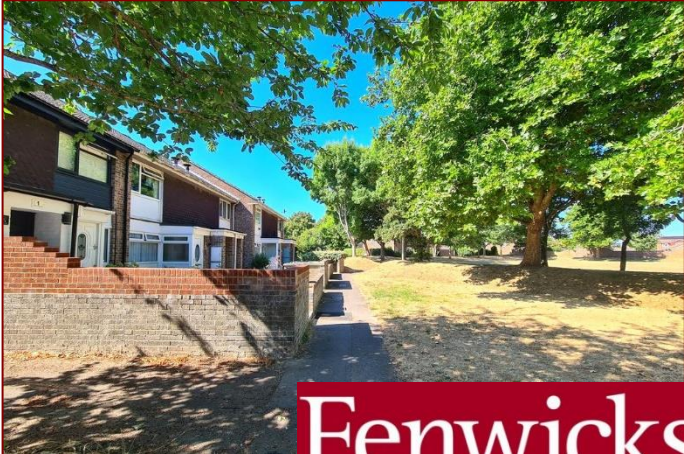
Bedroom Two/Study
6' 11" x 5' 6" (2.11m x 1.68m)
Coved ceiling, UPVC double glazed window to rear elevation.

Shower Room
6' 1" x 5' 9" (1.85m x 1.75m)
Superbly re-fitted with a modern suite comprising of a close coupled WC, wash hand basin set in vanity unit, double shower cubicle with mains shower and additional rainfall shower head, extractor fan, ladder style heated towel rail.

Outside
Front paved garden and allocated parking to rear of building.

Agents Note
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 999 years from 1975
Ground Rent: Peppercorn
Service Charge: N/A

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		
55-68	D	61 D	79 C
39-54	E		
21-38	F		
1-20	G		

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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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