

Situated on the sea front at Lee on the Solent and boasting panoramic views of the Solent and Isle of Wight is this beautifully presented and refurbished second floor apartment which benefits from an impressive open plan kitchen/living room, two double bedrooms and underground parking.

**The Accommodation Comprises**

Communal front door with security entry system, stairs to second floor. Composite front door to:

**Entrance Hall**

Inset spotlighting, coved ceiling, radiator, utility cupboard with boiler, storage space and space for appliance.

**Open Plan Kitchen/Living Room 19' 7" x 18' 8" (5.96m x 5.69m)**  
Maximum Measurements

An impressive room with outstanding views over the Solent & Isle of Wight, fitted with a modern range of base cupboards and matching eye level units, one of half bowl single drainer sink unit with mixer tap, under unit lighting, Quartz worksurface, matching island unit incorporating breakfast bar, integrated Neff oven, combination microwave oven with warming drawer, induction hob with extractor hood and lighting over, integrated fridge and freezer, integrated dishwasher and washing machine, Kardean flooring, UPVC double glazed window to front elevation, UPVC double glazed sliding door to balcony.

**Bedroom One 13' 7" x 10' 2" (4.14m x 3.10m)**

UPVC double glazed window to rear elevation, radiator, fitted wardrobe with hanging space and shelving mirror fronted doors, coved ceiling.

**Bedroom Two 13' 7" x 9' 5" (4.14m x 2.87m)**

UPVC double glazed window to rear elevation, radiator, recess to hanging area.

**Shower Room**

Inset spotlighting, extractor fan, close coupled WC, wash hand basin set in modern vanity unit, inset mirror, double shower cubicle with main shower, tiled walls and floor, ladder style radiator.

**Outside**

Arismore Court benefits from communal gardens to the front, there is also underground parking which is allocated.

**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: Approx. 139 Years left  
Ground Rent: £NIL per annum  
Service Charge: £2,280 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
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

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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£339,995

Arismore Court, Marine Parade West, Lee-On-The-Solent, PO13 9ED

**Fenwicks**

\*DRAFT DETAILS\*

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