

Situated on the popular Cherque Farm development in Lee on the Solent is this two bedroom first floor apartment which benefits from private access, own garden and allocated parking. The property is offered for sale under the shared ownership scheme of 50% share.

**The Accommodation Comprises:-**

Double glazed front door to:

**First Floor Landing**

Flat and coved ceiling, access to loft space, radiator, storage cupboard.

**Lounge/Diner 17' 10" x 10' 1" (5.43m x 3.07m)**

Flat and coved ceiling, UPVC double glazed window to side elevation, two radiators, laminate flooring, arch to;

**Kitchen 9' 10" x 8' 9" (2.99m x 2.66m)**

Flat ceiling, UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, integrated electric oven, gas hob, extractor hood over, wall mounted boiler, recess and plumbing for washing machine, recess and plumbing for dishwasher, space for fridge/ freezer.

**Bedroom One 13' 11" x 9' 11" (4.24m x 3.02m)**

Flat and coved ceiling, UPVC double glazed window to front elevation, radiator, built-in storage cupboard, built-in wardrobe.

**Bedroom Two 9' 10" x 8' 3" (2.99m x 2.51m)**

Flat and coved ceiling, UPVC double glazed window to front and side elevations, radiator.

**Bathroom 9' 10" x 6' 7" (2.99m x 2.01m) maximum measurements**

Re-fitted with a modern suite, inset lighting, bath with shower over, two wash hand basins set in vanity units, close coupled WC with concealed cistern, UPVC double glazed window to side elevation, storage cupboard.

**Outside**

The property benefits from allocated parking and an enclosed garden located to the rear mainly laid to artificial lawn, storage shed.

**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: 77 years

Monthly 50% share Rent: £343.15

Service Charge: £58.63

**General Information**

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

Gas Supply: Mains

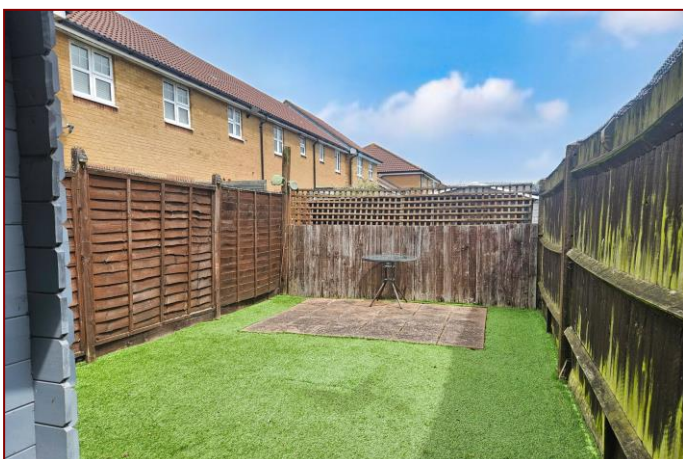
Sewerage: Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

Tenure: Leasehold

Council Tax Band: C





Awaiting EPC

Tenure: Leasehold

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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50% Shared Ownership £120,000  
Harvard Close, Lee-On-The-Solent, PO13 8FS

\*DRAFT DETAILS\*

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