

Beautifully presented first floor two-bedroom apartment situated on the seafront at Lee on the Solent, enjoying superb panoramic views across the Solent towards the Isle of Wight. The property also benefits from a balcony, an en-suite shower room to the principal bedroom and secure gated parking.

The Accommodation Comprises
Communal Door Leading to:

Communal Hallway
Stairs to first floor.

Entrance Hallway
Security entry phone, coved ceiling, cupboard with storage and space for tumble dryer.

Lounge/Dining Room 13' 8" + bay x 13' 5" (4.16m x 4.09m) maximum measurements
Coved ceiling, Feature sash bay window to front elevation enjoying superb views over the Solent & Isle of Wight, door to balcony, opening to:

Kitchen 9' 3" x 6' 8" (2.82m x 2.03m)
Fitted with a range of base and eye level units, work surfaces over, integrated oven and hob with extractor hood over, integrated fridge & freezer, integrated dishwasher and washing machine, one and half bowl sink unit with mixer tap, UPVC double glazed sash window to side elevation, wall mounted boiler servicing the hot water and underfloor heating, coved ceiling.

Bedroom One 12' 0" x 11' 1" (3.65m x 3.38m) maximum measurements
UPVC double glazed sash windows to rear elevation, fitted double and single wardrobe, coved ceiling, door to:

En-Suite 7' 10" x 3' 1" (2.39m x 0.94m)
UPVC double glazed sash window to side elevation, mains shower, inset spotlighting, close coupled WC, pedestal wash hand basin, shaver point, extractor fan, coved ceiling.

Bedroom Two 9' 6" x 9' 0" (2.89m x 2.74m)
UPVC double glazed sash windows to front elevation enjoying superb views over the Solent & Isle of Wight, coved ceiling.

Bathroom 7' 10" x 6' 6" (2.39m x 1.98m)
UPVC double glazed sash window to side elevation, bath with shower over, inset spotlighting, close coupled WC, pedestal wash hand basin, shaver point, extractor fan, coved ceiling

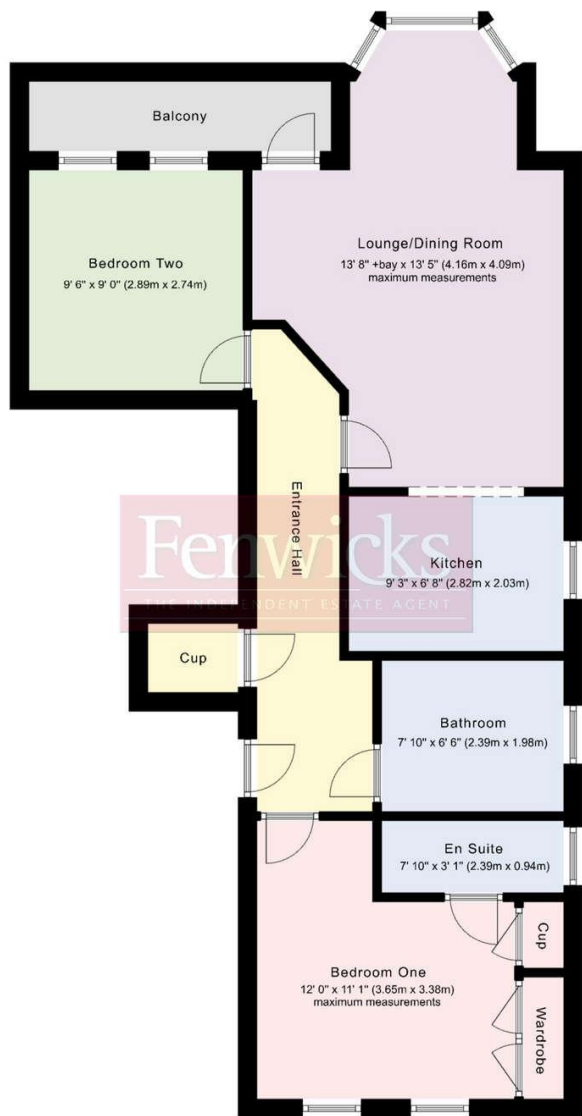
Outside
The apatment benefits from allocated gated parking to the rear, there is also a bin store and bike store.

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.

Leasehold:- Lease remaining 104 years
Ground Rent: £100pa
Service Charge: £1351pa

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>





Tenure: Leasehold

Council Tax Band: D

Awaiting EPC

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.

