

Situated on the first floor within the sought after Ross House complex at Lee on the Solent is this delightful apartment enjoying views over The Solent & Isle of Wight. The property benefits from two bedrooms, en suite bathroom to the main bedroom and a modern fitted kitchen. Ross House is accessed via remote controlled double gates and this apartment benefits from its own garage. The apartment is offered for sale with NO FORWARD CHAIN.

The Accommodation Comprises

Security entry to:

Communal Entrance Hall

Stairs and communal lift to first floor landing, personal door to number four.

Entrance Hall

Flat and coved ceiling, security intercom to wall, cupboard housing electric boiler and additional storage cupboard, radiator.

Lounge/Dining Room 16' 3" x 15' 11" (4.95m x 4.85m) maximum measurements

UPVC double glazed French doors to front with Juliet balcony enjoying a superb Solent and Isle of Wight view, further UPVC double glazed window to side elevation with views across Daedalus airfield, coved ceiling, two radiators, feature electric fire in surround.

Kitchen 12' 9" x 10' 5" (3.88m x 3.17m) maximum measurements

Coved ceiling, refitted with modern matching wall and base units, work surfaces, one and a half bowl stainless steel sink unit with mixer tap over, integrated oven and hob with extractor hood over, integrated fridge/freezer, washing machine and slimline dishwasher, inset spotlights, radiator, tiled flooring.

Bedroom One 14' 2" x 9' 6" (4.31m x 2.89m) plus door recess

Flat and coved ceiling, UPVC double glazed French doors leading to balcony enjoying beautiful views of The Solent and Isle of Wight, built in wardrobe units, radiator, door to:

En Suite

Flat and coved ceiling, panelled bath with hand shower attachment, shower cubicle, close coupled WC, tiled surround, pedestal wash hand basin, tiled flooring, extractor fan.

Bedroom Two 11' 7" x 11' 5" (3.53m x 3.48m)

UPVC double glazed window to side aspect with views over Daedalus airfield, flat and coved ceiling, radiator.

Shower Room

Flat and coved ceiling, double shower cubicle, pedestal wash hand basin, close coupled WC, tiled surround, tiled flooring, heated towel rail, extractor fan.

Outside

Ross House is accessed via electronically operated gates leading to a parking area with allocated visitor and resident spaces. The apartment benefits from its own garage with up and over door to front, plus use of the communal bin and cycle stores. The building also enjoys well maintained communal gardens and pedestrian gate directly onto Marine Parade West.

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: 999 years from 2000

Ground Rent: NIL

Service Charge: Approximately £1,992 per annum

General Information

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

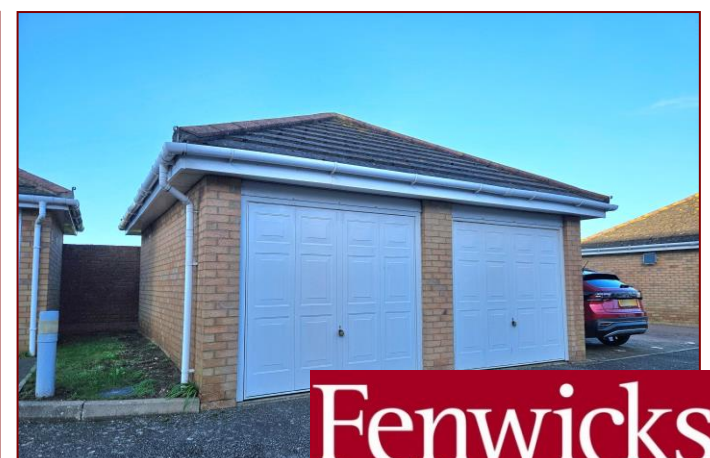
Gas Supply - Mains

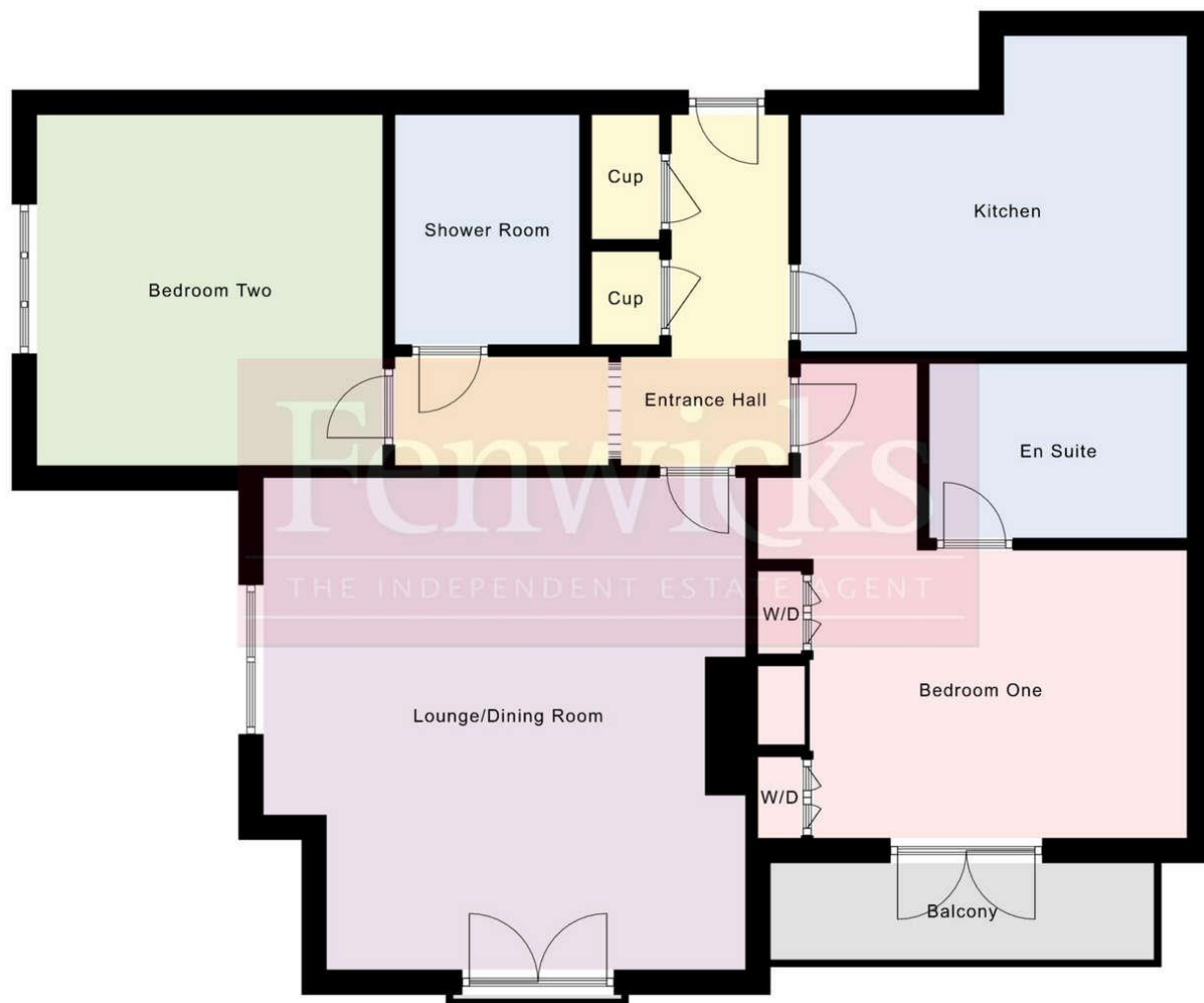
Sewerage - Mains

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		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Council Tax Band: E

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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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Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£399,995

Ross House, Marine Parade West, Lee-On-The-Solent, PO13 9YP

Fenwicks

THE INDEPENDENT ESTATE AGENT

DRAFT DETAILS

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