

This beautifully presented ground floor apartment is situated in Lee on the Solent and offered for sale with no forward chain.

The Accommodation Comprises

Communal Entrance Hallway

Communal stairs to first floor, door to rear of the building. This apartment is located on the ground floor.

Entrance Hallway

Deep storage cupboard with combination boiler, radiator, further storage cupboard.

Lounge 14' 11" x 9' 10" (4.54m x 2.99m)

UPVC double glazed window to front elevation, radiator, open to:-

Kitchen 9' 10" x 6' 3" (2.99m x 1.90m)

Fitted with a range of base and eye level units, drawer units, breakfast bar, washing machine to remain, integrated electric oven and hob, UPVC double glazed window to rear elevation.

Bedroom 11' 8" x 10' 10" (3.55m x 3.30m)

UPVC double glazed window to front elevation, wardrobe to remain.

Bathroom 5' 7" x 7' 9" (1.70m x 2.36m)

Obscured UPVC double glazed window to rear elevation, close coupled WC, pedestal wash hand basin, bath with mixer tap and shower attachment, ladder style radiator.

Outside

Communal drying area and storage shed.

General Information

Construction – Non 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>

Lease Information

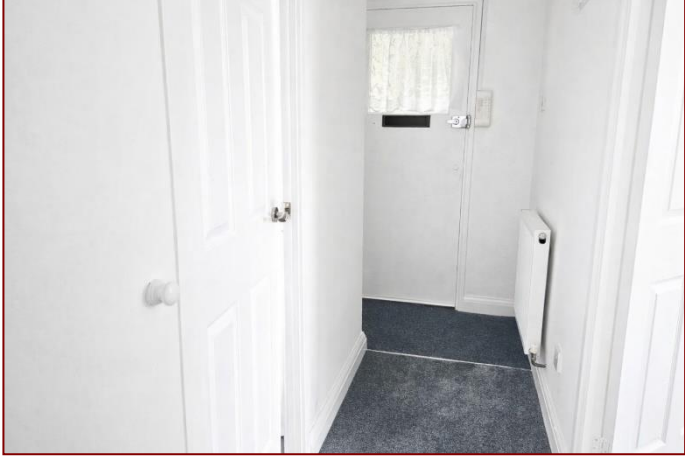
The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.

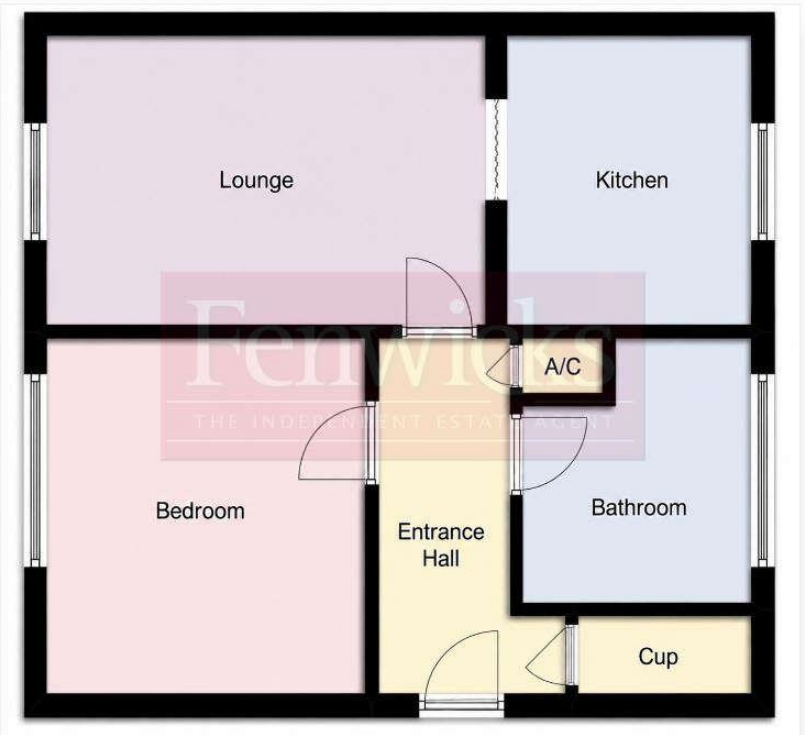
Lease: 86 years remaining

Ground Rent: £10pa

Service Charge: £600pa approximately

Building Insurance: £260pa approximately





Tenure: Leasehold

Council Tax Band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



DRAFT DETAILS

£131,950
Skipper Way, Lee-On-The-Solent, PO13 9EX

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

Fenwicks
THE INDEPENDENT ESTATE AGENT