

Situated in the delightful Anchorage Court development at Lee on the Solent is this ground floor retirement apartment located on the seafront. Benefiting from communal gardens and views towards The Solent and Isle of Wight.

The Accommodation Comprises

Secure entry to communal lounge with seating area, leading to hallway with access to laundry room and refuse room.

Entrance Hall

Coved ceiling, smoke detector, thermostat control to wall, emergency pull cord, cupboard housing meter and fuse box, further storage cupboard housing water heating system with slatted shelving.

Lounge/Dining Room 18' 6" x 10' 6" (5.63m x 3.20m)

Coved ceiling, double glazed windows and door leading to patio with views towards the Solent and Isle of Wight, further double glazed window to side elevation, feature electric fire place, electric heater, obscured glazed double opening doors to:

Kitchen 7' 3" x 6' 0" (2.21m x 1.83m)

Coved ceiling, extractor fan, double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, single bowl stainless steel sink unit with mixer tap, electric hob with extractor hood over, eye level electric oven, integral fridge, integral freezer.

Bedroom 18' 8" x 9' 0" (5.69m x 2.74m)

Coved ceiling, double glazed window to front elevation with views across the Solent towards the Isle of Wight, freestanding electric heater to remain, built-in wardrobe with mirrored fronted bi-folding doors, hanging rail and shelving.

Shower Room 6' 10" x 5' 6" (2.08m x 1.68m)

Coved ceiling, extractor fan, double shower, close coupled WC, wash hand basin set in vanity unit, light and shaver socket, fan heater, heated towel rail, tiled walls.

Outside

The property benefits from communal gardens and residents parking (subject to availability).

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: 125 years from 2008

Ground Rent: £424 per annum

Service Charge: £3,086.38 per annum

General Information

Construction - Traditional

Water Supply - Portsmouth Water

Electric 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		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Council Tax Band: B

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.



£279,950

Anchorage Court, Marine Parade East, Lee-On-The-Solent, PO13 9FE

Fenwicks

DRAFT DETAILS

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

THE INDEPENDENT ESTATE AGENT