Located on the ground floor of the popular Anchorage Court retirement complex is this two bedroom apartment with views over The Solent & Isle of Wight and door opening onto the communal gardens. The block benefits from an onsite manager, communal lounge, laundry and guest suite facilities, as well as residents parking (subject to availability).

The Accommodation Comprises:-
Secure entry to:

Communal Entrance Hall:-
Access to communal lounge, laundry, guest suite, managers office, lift and stairs to all floors. Door to:

Apartment:-

Entrance Hall:-
Two storage cupboards, one housing hot water system, entry phone & emergency pull cord system.

Lounge/ Dining Room:- 22' 6'' x 10' 6'' (6.85m x 3.20m) maximum measurements
Window and door to patio with views over The Solent & Isle of Wight and access to communal gardens, fireplace with electric fire, doors to:

Kitchen:- 7' 5'' x 6' 5'' (2.26m x 1.95m) maximum measurements
Window to front elevation with views of The Solent & Isle of Wight, fitted with a range of base cupboards and eye level units, worktop, sink unit with mixer tap, integrated appliances to include electric hob with extractor hood over, eye level oven, fridge and freezer.

Bedroom One:- 19' 6'' x 9' 1'' (5.94m x 2.77m) maximum measurements
Window to front elevation enjoying views over The Solent & Isle of Wight.

Bedroom Two:- 17' 11'' x 9' 8'' (5.46m x 2.94m) plus recess
Window to front elevation enjoying views over The Solent & Isle of Wight, built in wardrobes.

Shower Room:- 6' 11'' x 5' 6'' (2.11m x 1.68m)
Close coupled WC, wash hand basin set in vanity unit, double shower cubicle.

Outside:-
Residents car park (subject to availability), secure covered scooter parking (subject to availability), communal gardens.

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 2007 Ground Rent: £495 per annum Service Charge: £4,691.80 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









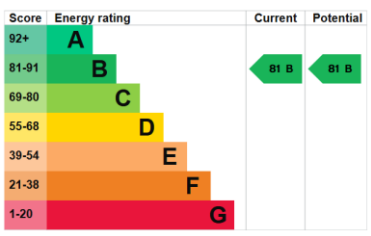








Fenwicks
THE INDEPENDENT ESTATE AGENT





Tenure: Leasehold

Council Tax Band: D

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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.

The Property Ombudsman



£355,000

DRAFT DETAILS

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

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