

A superbly appointed and beautifully presented one bedroom first floor maisonette. The property provides a modern kitchen and bathroom along with allocated parking. Offered for sale with no forward chain.

The Accommodation Comprises

Composite glazed front door to:

Entrance Hall

Stairs to first floor:

First Floor Landing

UPVC double glazed window to side elevation, wall mounted storage heater, two storage cupboards, one with hanging space and shelving, the other housing hot water tank and shelving, access to boarded loft with light via ladder.

Lounge 14' 11" x 13' 9" (4.54m x 4.19m) maximum measurements

Two UPVC double glazed windows to front elevation, coved ceiling, wall mounted electric storage heater, laminate flooring.

Kitchen 10' 0" x 5' 7" (3.05m x 1.70m)

UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, roll top work surface, tiled surround, integrated fridge/freezer, integrated electric oven and hob with extractor hood over, integrated microwave, space and plumbing for washing machine, one and a half bowl single drainer sink unit with mixer tap.

Bedroom 10' 0" x 9' 1" (3.05m x 2.77m) plus wardrobe

UPVC double glazed window to rear elevation, wall mounted electric heater, fitted wardrobe with mirrored fronted sliding doors, coved ceiling.

Shower Room 6' 0" x 4' 11" (1.83m x 1.50m)

Fitted with a close coupled WC, pedestal wash hand basin, double shower cubicle with mains shower, extractor fan, light and shaver point, towel rail.

Outside

The property benefits from allocated parking, bin cupboard, small garden area.

The Vendor tells us there is a good bus service to Fareham and Gosport, convenience shops within walking distance.

Lease Information

Residue of 999 year lease from 1985.

General Information

Construction - Traditional

Water Supply - Portsmouth Water

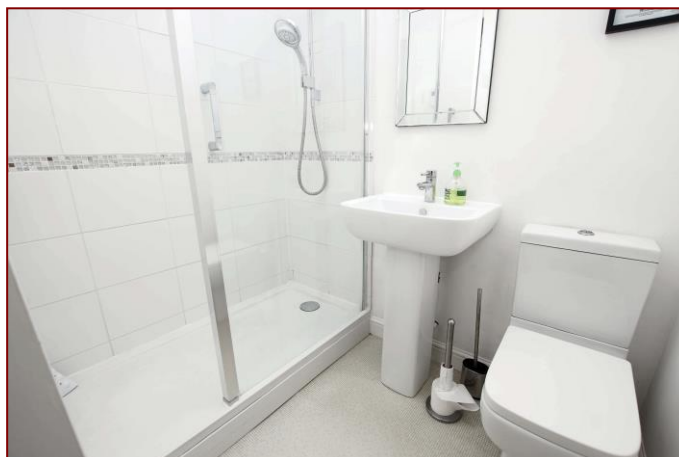
Electric Supply - Mains

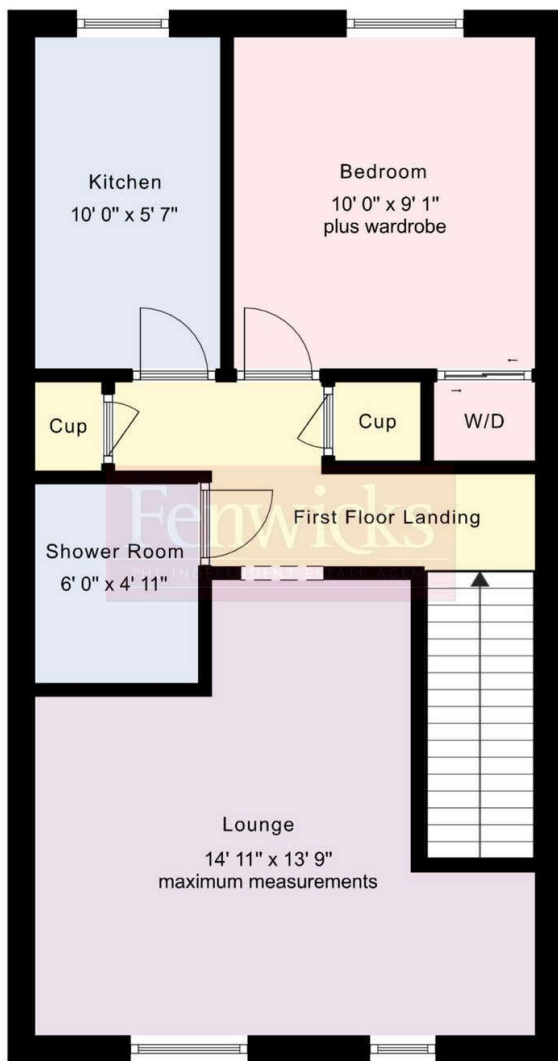
Gas Supply - None

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: B

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.



£169,995

Osprey Gardens, Lee-On-The-Solent, PO13 8LJ

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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