

**Ground floor one bedroom apartment enjoying views over the Solent & Isle of Wight. The property benefits from a kitchen/diner and garage & communal parking to the rear.**

**The Accommodation Comprises**

Communal front door to the rear of the building leading to:

**Communal Entrance Hall**

Apartment Number Two is located on the ground floor, door to:

**Apartment Entrance Hall**

Radiator, storage cupboard with shelving.

**Shower Room 6' 4" x 4' 9" (1.93m x 1.45m)**

Pedestal wash hand basin, close coupled W.C, double shower cubicle with mains shower, extractor fan, radiator, tiled walls.

**Lounge 13' 8" x 1' 2" (4.16m x 0.36m)**

Coved ceiling, UPVC double glazed double opening doors to sun room, fireplace with electric fire inset, radiator, opening to:

**Kitchen 13' 7" x 4' 10" (4.14m x 1.47m)**

Fitted with a range of base cupboards and matching eye level units and drawer units, integrated electric oven, gas hob with extractor hood over, space for fridge freezer, stainless steel sink unit with mixer tap, wall mounted combination Valiant boiler, UPVC double glazed window to front elevation enjoying views across The Solent and Isle of Wight, tiled flooring.

**Sun Room 16' 3" x 3' 2" (4.95m x 0.96m)**

UPVC double glazed windows and sliding doors to Juliet balcony enjoying superb views across The Solent and Isle of Wight.

**Bedroom One 10' 10" x 9' 7" (3.30m x 2.92m)**

UPVC double glazed window to front elevation enjoying views across The Solent and Isle of Wight, UPVC double glazed internal window to sun room, fitted wardrobes, further fitted wardrobes with over bed storage, radiator.

**Outside**

The property benefits from communal gardens to the front of the property and residents parking to the rear. The apartment also benefits from its own garage.

**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: Residue of a 999 year lease

Ground Rent: NA

Service Charge: £2,400 per annum

**General Information**

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

Gas Supply - Mains

Sewerage - Mains

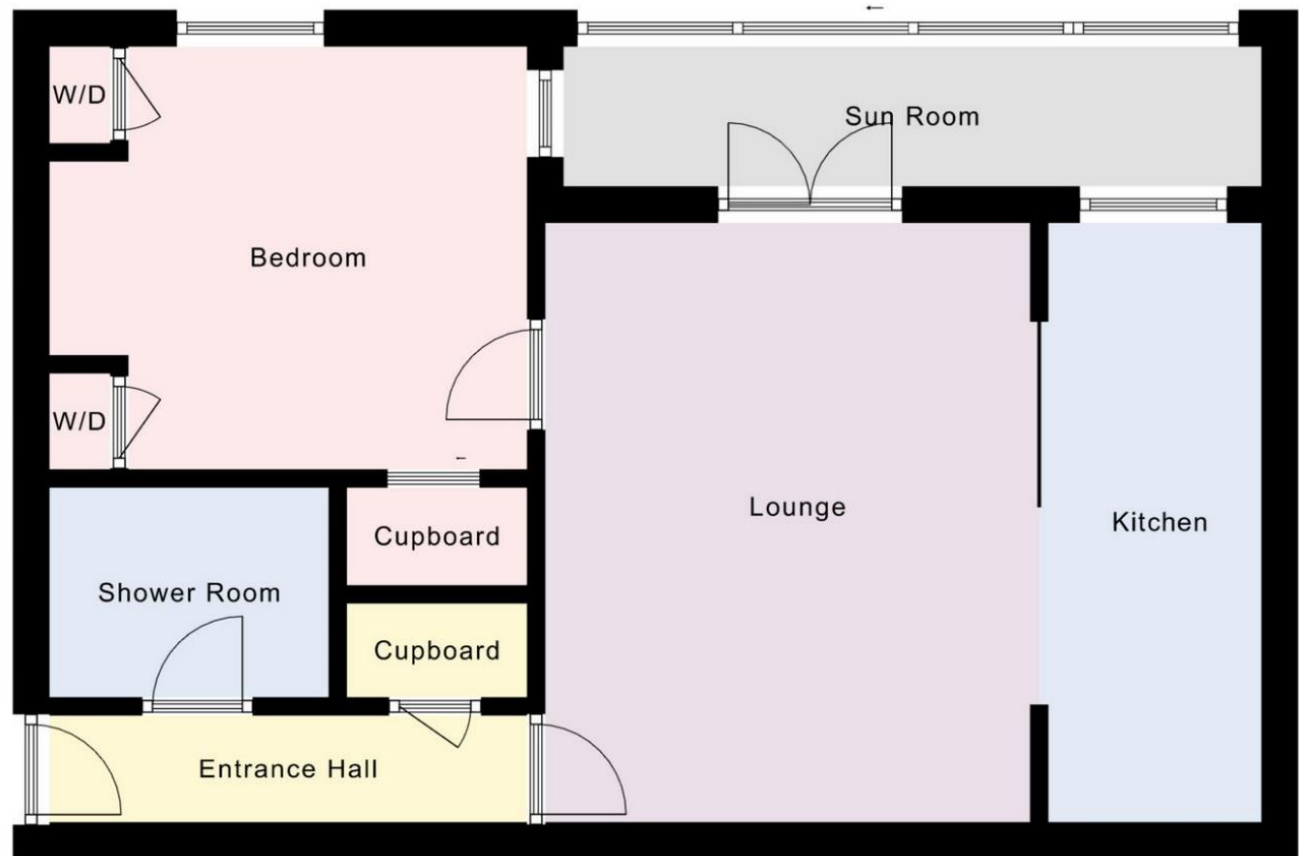
Mobile & Broadband coverage - Please check via:

<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	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Leasehold

Council Tax Band: C

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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.



£260,000

Freshwater Court, Marine Parade West, Lee-On-The-Solent, PO13 9BB

\*DRAFT DETAILS\*

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