

Situated in the delightful retirement complex within Lee On The Solent, is this ground floor apartment. The property benefits on site warden, communal lounge and well maintained communal gardens. the apartment is close to the seafront and bus stop.

**The Accommodation Comprises**

Communal front door to:

**Entrance Hall**

Cupboard housing hot water system, intercom and emergency warden control.

**Lounge 18' 3" x 10' 4" (5.56m x 3.15m) maximum measurements**

UPVC double glazed window to front elevation, emergency pull cord, ceiling heating thermostat.

**Kitchen 8' 0" x 7' 3" (2.44m x 2.21m)**

Tiled flooring, integrated fridge and freezer, integrated electric hob, integrated microwave, stainless steel single sink with drainer and mixer tap, base cupboards with matching eye level units, emergency pull cord, storage cupboard housing consumer units and meters.

**Bedroom 14' 3" x 9' 4" (4.34m x 2.84m) maximum measurements**

UPVC double glazed window to front elevation, fitted wardrobes, emergency pull cord.

**Shower room 6' 1" x 6' 0" (1.85m x 1.83m)**

Corner shower with electric shower connection, emergency pull cord, heated towel rail, extractor fan, enclosed WC cistern and sink with under cupboard storage.

**Outside**

Berkeley Court enjoys delightful gardens with various seating areas, allocated parking, communal laundry room and resident's lounge.

**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 TBC years from 1987

Ground Rent TBC

Service Charge TBC

**General information**

Construction - Traditional

Water Supply – Portsmouth Water

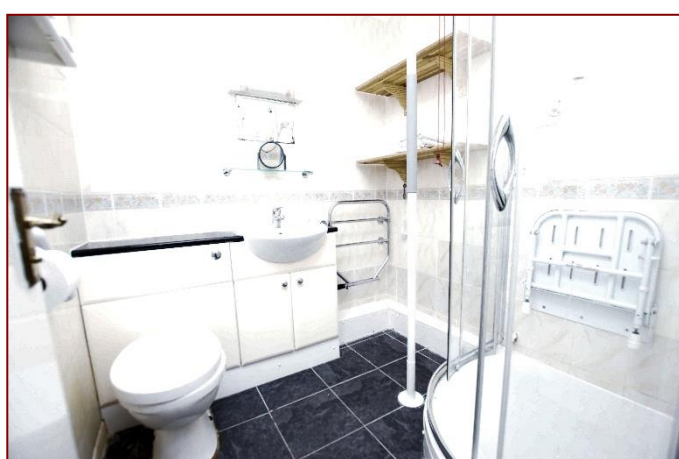
Electric Supply – Mains

Sewerage – Mains

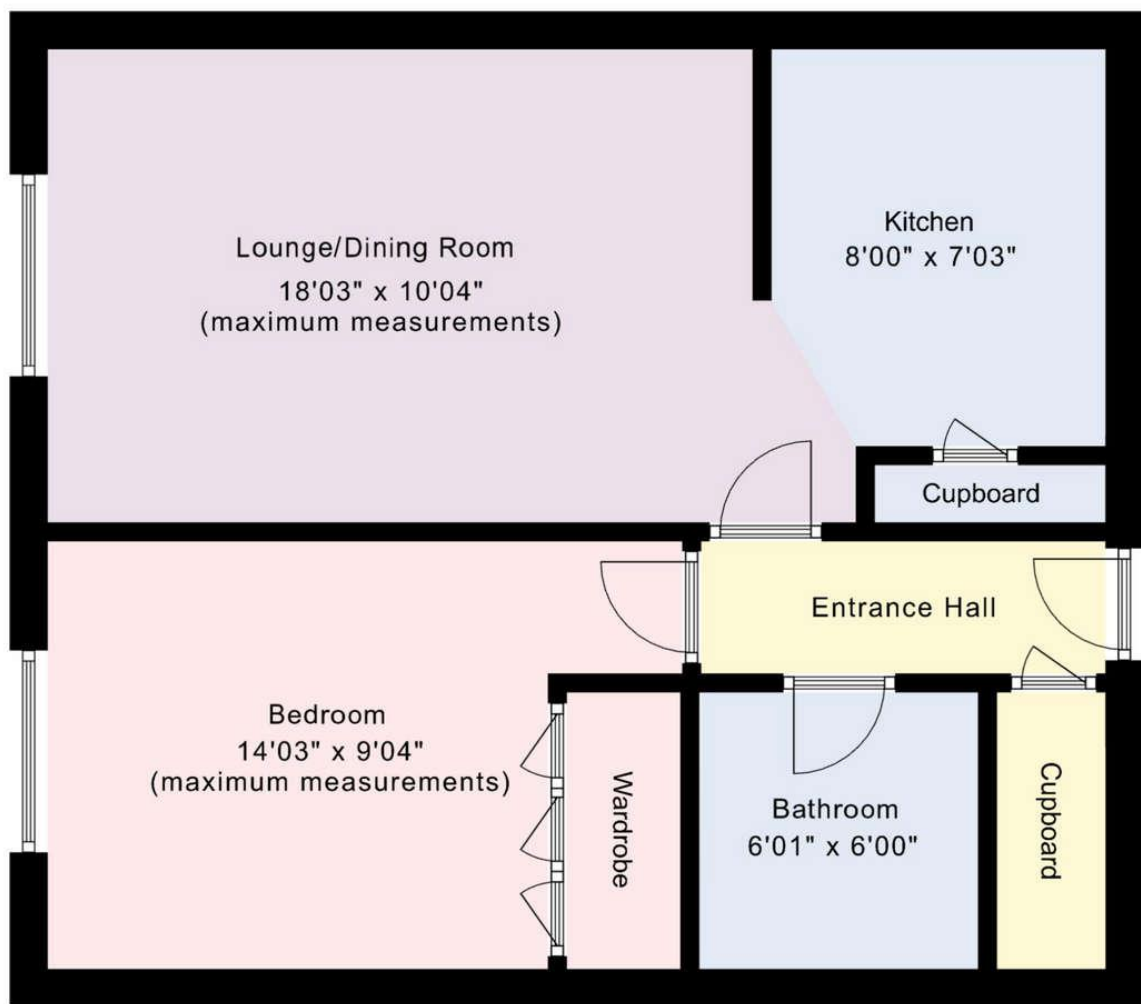
Mobile & Broadband coverage - Please check via:

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



Tenure: Leasehold

Council Tax Band: B

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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.



£89,995

Berkeley Court, Elmore Road, Lee-On-The-Solent, PO13 9AR

\*DRAFT DETAILS\*

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THE INDEPENDENT ESTATE AGENT