

Situated on the third floor of the popular Robinson Court is this well presented, one bedroom retirement apartment offered for sale with no onward chain, which benefits from additional dressing area/study space off the bedroom.

The Accommodation Comprises

Communal front door to:

Communal Entrance Hall

Managers office, laundry room, residents lounge and kitchenette, guest suite (bookable through the manager for a small charge), stairs and lift to all floors, door to apartment.

Entrance Hall

Cupboard housing meter and consumer unit, larger built-in cupboard housing hot water tank.

Lounge 13' 11" x 11' 8" (4.24m x 3.55m) maximum measurements

Fireplace with electric fire, wall mounted electric heater, coving to ceiling, UPVC double glazed window with angled views over rooftops of The Solent towards Fawley, glazed double doors opening to:

Kitchen 8' 7" x 7' 7" (2.61m x 2.31m)

Fitted with a range of base and eye level units with roll top work surfaces, tiled splashback, built-in electric oven and hob, fridge and freezer (to remain), single drainer stainless steel sink unit, UPVC double glazed window with views of The Solent & Isle of Wight, coving to ceiling, electric heater.

Bedroom 17' 7" x 8' 7" (5.36m x 2.61m) maximum measurements, plus door recess

Fitted double wardrobe with mirror fronted doors, coving to ceiling, storage heater, UPVC double glazed window with angled views towards The Solent, opening to:

Dressing Area 6' 11" x 4' 5" (2.11m x 1.35m)

UPVC double glazed window.

Shower Room 7' 7" x 5' 7" (2.31m x 1.70m)

Fitted with large walk-in shower cubicle with tiled surround, electric shower, wash hand basin set in vanity unit, close coupled WC, extractor fan, electric heater, coving to ceiling.

Outside

Robinson Court benefits from a residents car park (non-allocated), electric scooter storage (subject to availability) and 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 2004

Ground Rent: £385 per annum

Service Charge: £2,969.72 per annum

General Information

Construction – Traditional

Water Supply – Portsmouth Water

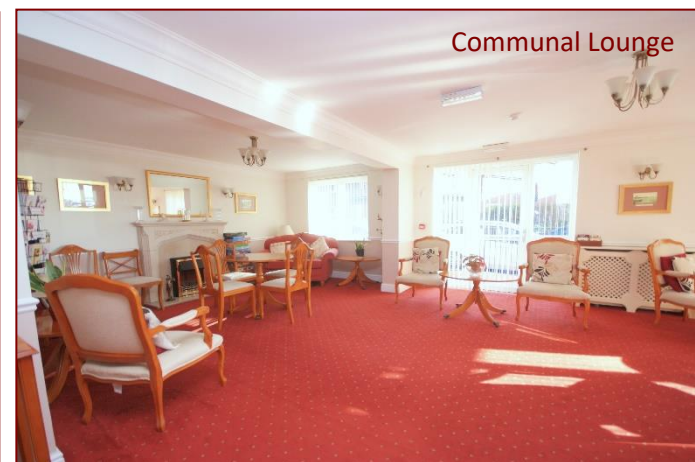
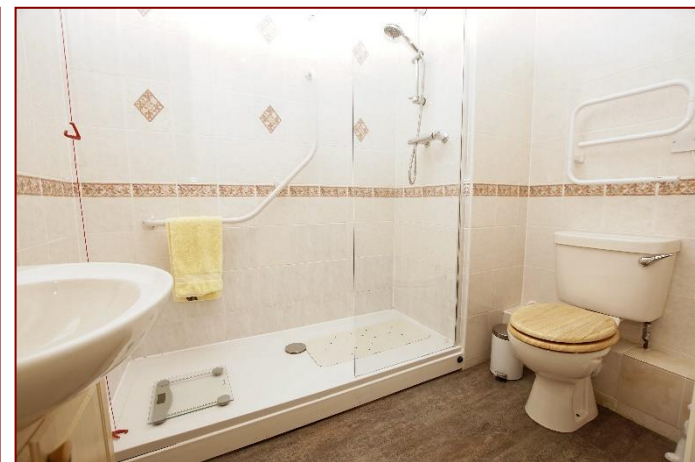
Electric Supply – Mains

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	83 B	85 B
69-80	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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£167,500

Robinson Court, Beach Road, Lee-On-The-Solent, PO13 9FD

DRAFT DETAILS

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THE INDEPENDENT ESTATE AGENT