

Spectacular three/four bedroom duplex apartment enjoying stunning views over the Solent & Isle of Wight.

The Accommodation Comprises:-

Front door to:

Entrance Hall:-

Vertical radiator, stairs to first floor.

First Floor Landing:-

Flat and coved ceiling, UPVC double glazed window to rear elevation, radiator, thermostat control to wall, stairs to second floor, security entry phone.

Cloakroom:-

Flat ceiling with inset spotlighting, extractor fan, close couple WC with concealed cistern, wash hand basin set in vanity unit with mixer tap, ladder style radiator, tiled flooring.

L-Shaped Lounge/ Dining Room:- 19' 5" x 18' 7" narrowing to 11' 10" (5.91m x 5.66m)

Flat coved ceiling, UPVC double glazed double opening doors and windows enjoying superb Solent and Isle of Wight views, access to covered balcony, two modern style vertical radiators, wall lighting, feature opening to kitchen with modern lighting inset.

Kitchen/ Breakfast Room:- 12' 8" x 12' 4" (3.86m x 3.76m)

Flat ceiling, UPVC double glazed window to rear elevation, fitted with a modern range of base cupboards and matching eye level units, work surface over incorporating breakfast bar, tiled splash back, sink unit with mixer tap, drawer units, integrated electric oven and combination oven, five ring gas hob, extractor hood over, integrated fridge and freezer, integrated dishwasher, cupboard housing boiler, radiator.

Second Floor Landing:-

Flat and coved ceiling, access to loft space with pull down ladder, modern style vertical radiator, fitted wardrobe with hanging rail and shelving, fuse box to wall.

Bedroom One:- 13' 2" x 12' 8" (4.01m x 3.86m) maximum measurements

Flat and coved ceiling, UPVC double glazed windows and double opening doors to balcony enjoying superb views across the Solent towards the Isle of Wight and Southampton, fitted drawer units and fitted wardrobe, modern style vertical radiator, door to;

En Suite:- 5' 6" x 4' 11" (1.68m x 1.50m)

Flat and coved ceiling with inset spotlighting, extractor fan, corner shower cubicle with mains shower, further hand held attachment, close coupled WC with concealed cistern, wash hand basin, ladder style radiator.

Bedroom Two:- 12' 4" x 8' 11" (3.76m x 2.72m)

Flat and coved ceiling, UPVC double glazed window to rear elevation, fitted wardrobes, radiator.

Bedroom Three:- 9' 9" x 6' 3" (2.97m x 1.90m)

Flat and coved ceiling, UPVC double glazed window to front elevation enjoying superb views across the Solent and Isle of Wight, modern style vertical radiator.

Bedroom Four/ Dressing Room:- 9' 1" x 5' 4" (2.77m x 1.62m) plus wardrobes

Flat and coved ceiling, UPVC double glazed window to rear elevation, radiator, range of built in wardrobes with central mirror fronted doors, utility cupboard with plumbing for washing machine, space for tumble dryer and airing machine, tiled surround and floor with drainage system.

Shower Room:- 6' 6" x 5' 5" (1.98m x 1.65m)

Flat and coved ceiling with inset spotlighting, close couple WC with concealed cistern, wash hand basin set in vanity unit, double shower with mains shower over, tiled walls.

Outside:-

The property benefits from allocated parking.

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.

Ground Rent: Nil

Service Charge: £2160 per annum

Share of freehold

General Information:

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

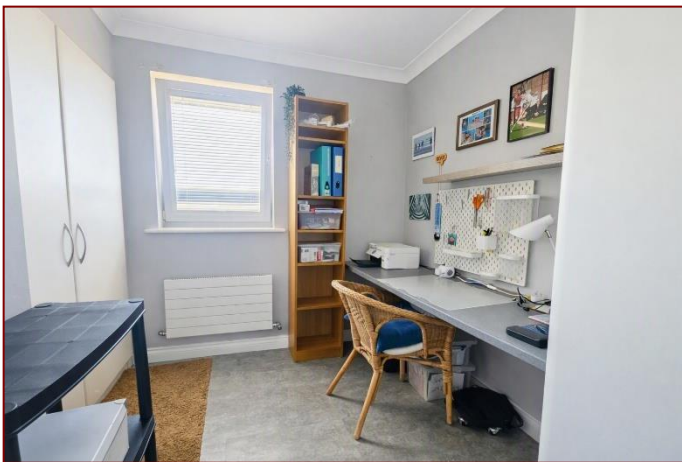
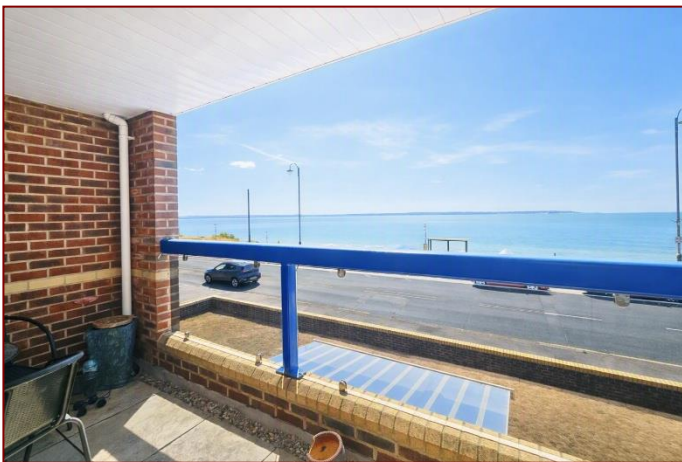
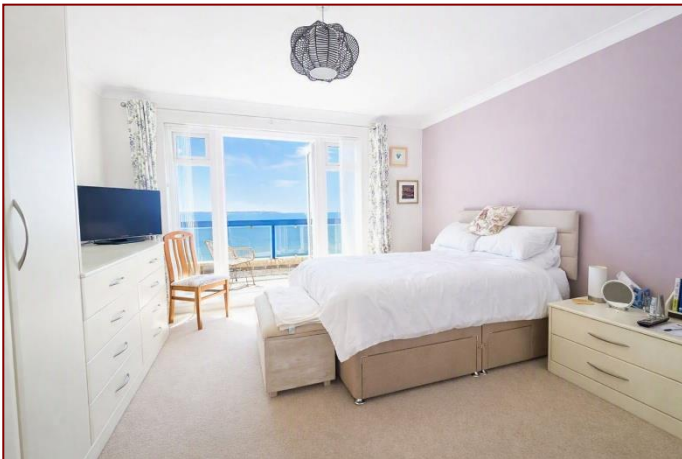
Gas Supply - Mains

Sewerage - Mains

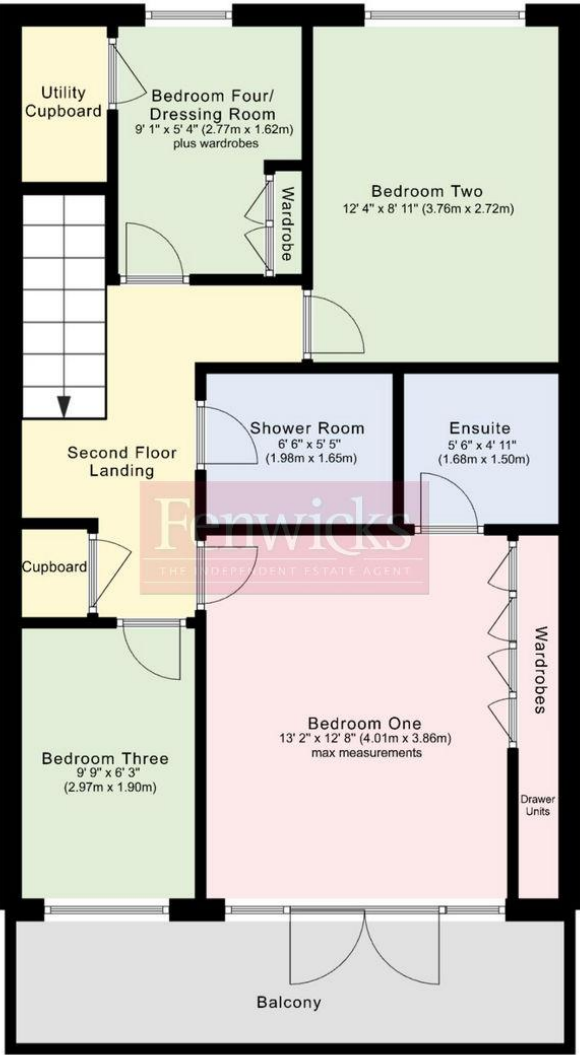
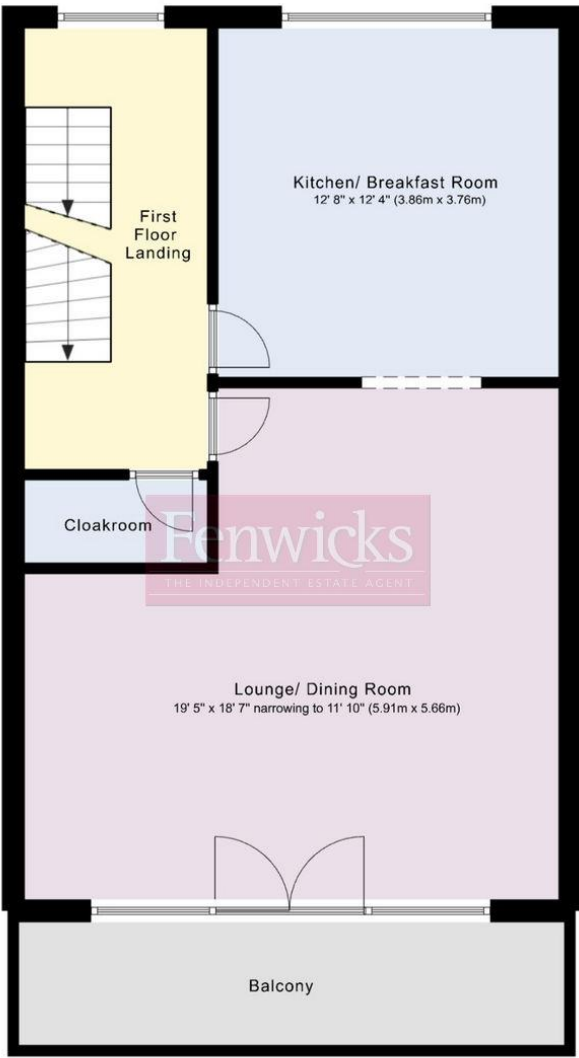
Mobile & Broadband coverage - Please check via:

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



Tenure: Share of Freehold

Council Tax Band: E

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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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DRAFT DETAILS

£595,000
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Fenwicks
THE INDEPENDENT ESTATE AGENT

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