

A fantastic opportunity to acquire this luxurious first floor apartment with stunning views of The Solent & Isle of Wight and finished to a high standard. The property offers an impressive open plan kitchen/dining/living Room, two double bedrooms with en suite to master, spacious entrance hallway, allocated parking, store room and no forward chain.

The Accommodation Comprises
Secure video entry front door to:

Communal Hallway

Main door located to the rear of the building, stairs and lift to first floor, door to:

Apartment

Entrance Hall

Spacious hallway, video entry system, radiator, cupboard with hanging rail and shelving, cupboard housing boiler with shelving and storage space, cupboard housing hot water system and plumbing for washing machine, additional shelving and consumer unit.

Open Plan Kitchen/Dining/Living Room 18' 1" x 17' 8" (5.51m x 5.38m) maximum measurements

An impressive space with UPVC double glazed window and sliding door to balcony with decking and glass balustrade, enjoying the most remarkable views over The Solent and Isle of Wight, further UPVC double glazed porthole feature window, three radiators, video entry system, fitted with a modern range of base cupboards and matching eye level units, integrated appliances to include fridge freezer, dishwasher, microwave, oven, induction hob and extractor fan, granite work surfaces, drawer units, one and a half bowl single drainer sink unit with mixer tap.

Bedroom One 13' 1" x 12' 4" (3.98m x 3.76m) maximum measurements

UPVC double glazed window to rear elevation, built-in wardrobes with mirror-fronted sliding doors, radiator, door to:

En Suite

Modern luxurious fittings comprising close coupled WC with concealed cistern, wash hand basin set in wall mounted vanity drawer unit with mixer tap, glass inset double shower cubicle with mains shower, inset spotlighting and extractor fan, ladder-style radiator, underfloor heating.

Bedroom Two 11' 0" x 9' 5" (3.35m x 2.87m) maximum measurements, plus wardrobes

UPVC double glazed window to rear elevation, radiator, built-in wardrobe with mirror-fronted sliding door.

Bathroom

Close coupled WC with concealed cistern, wash hand basin set in wall mounted vanity drawer unit, deep feature bath with inset tap, tiled walls, ladder-style radiator, extractor fan, tiled floor with underfloor heating, fitted mirror and light.

Outside

The property benefits from allocated parking, additional visitor space and storage unit.

Lease Details

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: 250 years from 2020

Ground Rent: £150 per annum

Service Charge: £1865.31 per annum

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

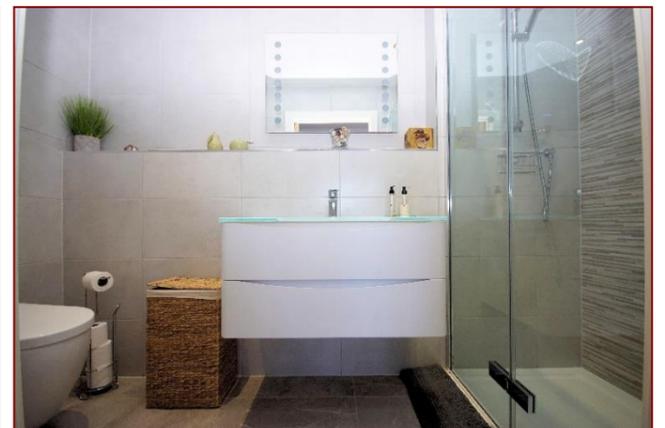
Gas Supply – Mains

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	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Council Tax Band: D

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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.



£550,000

Admirals Court, Marine Parade East, Lee-On-The-Solent, PO13 9GT

Fenwicks

THE INDEPENDENT ESTATE AGENT

DRAFT DETAILS

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