

Situated in the delightful Anchorage Court development at Lee on the Solent is this ground floor retirement apartment located on the seafront. Benefiting from communal gardens and views towards The Solent and Isle of Wight.

**The Accommodation Comprises**

Secure entry to communal lounge with seating area, leading to hallway with access to laundry room and refuse room.

**Entrance Hall**

Coved ceiling, smoke detector, thermostat control to wall, emergency pull cord, cupboard housing meter and fuse box, further storage cupboard housing water heating system with slatted shelving.

**Lounge/Dining Room 18' 6" x 10' 6" (5.63m x 3.20m)**

Coved ceiling, double glazed windows and door leading to patio with views towards the Solent and Isle of Wight, further double glazed window to side elevation, feature electric fire place, electric heater, obscured glazed double opening doors to:

**Kitchen 7' 3" x 6' 0" (2.21m x 1.83m)**

Coved ceiling, extractor fan, double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, single bowl stainless steel sink unit with mixer tap, electric hob with extractor hood over, eye level electric oven, integral fridge, integral freezer.

**Bedroom 18' 8" x 9' 0" (5.69m x 2.74m)**

Coved ceiling, double glazed window to front elevation with views across the Solent towards the Isle of Wight, freestanding electric heater to remain, built-in wardrobe with mirrored fronted bi-folding doors, hanging rail and shelving.

**Shower Room 6' 10" x 5' 6" (2.08m x 1.68m)**

Coved ceiling, extractor fan, double shower, close coupled WC, wash hand basin set in vanity unit, light and shaver socket, fan heater, heated towel rail, tiled walls.

**Outside**

The property benefits from communal gardens and residents parking (subject to availability).

**Lease Infromation**

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 Nov 2007  
Ground Rent: £424 per annum  
Service Charge: £2,316 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>







Tenure: Leasehold

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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\*

£299,995  
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Fenwicks

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