

**First Floor**



These plans are not to scale and are for illustration purposes only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	75
EU Directive 2002/91/EC			



**2 Solent Court Mansions Marine Parade West, Lee-On-The-Solent, Hampshire, PO13 9LE**



**02392 553 636**

**118 - 120 High Street, Lee-on-the-Solent, PO13 9DB**



## SUMMARY

A wonderful opportunity to purchase a 2 double bedroom, sea-facing apartment located in an art deco building on Lee-on-the-Solent promenade. Offered for sale chain free and recently refurbished and redecorated, this property is ready to move into.

The accommodation comprises:

Communal door with security intercom. Stairs to the first floor accommodation, inner shared landing and private front door to:

Entrance Hall:

With wood effect flooring and access to all principal rooms.

Living Room: 14'2 x 11'10 (4.32m x 3.61m)

A good size living space with double glazed window offering a view over the Falklands memorial gardens and the Solent and Isle of Wight. There is a radiator and coved ceiling.

Bedroom 1: 14'3 x 10'9 (4.34m x 3.28m)

Situated to the front of the apartment and affording Solent views via a double glazed window. There is a radiator and coved ceiling.

Kitchen: 7'4 x 6'6 plus alcove (2.24m x 1.98m plus alcove)

Completely refitted with a range of modern wall and base units, roll edge worksurfaces, fitted cookerhood plus oven and hob with glass splashback. There is an integrated washing machine and integrated fridge with freezer compartment. Opaque glass double glazed window, extractor fan, wall mounted Gloworm hot water boiler with both domestic hot water and central heating, wood effect flooring and a single drainer stainless steel sink unit.

Bedroom 2: 10'9 x 7'8 (3.28m x 2.34m)

A further double bedroom with opaque glass double glazed window to the rear, radiator and coved ceiling.

Bathroom/Shower Room: 10'9 x 4'5 (3.28m x 1.35m)

A good size space benefitting from both modern suite of panel bath and separate shower cubicle. With the shower cubicle are chrome fixtures and there is a concealed cistern WC and wash hand basin set in a vanity unit with drawers and cupboards, fitted mirror-fronted cabinet, fully tiled floors, mosaic effect flooring and extractor fan. There is a chrome ladder style vertical radiator.



### Anti-Money Laundering (AML)

We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

### Mortgage & Protection

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

### Offer Check Procedure

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

### Removal Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

### Solicitors

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

### Lease Information

Lease of 142 Years

### Disclosure Statement

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

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LEASEHOLD - COUNCIL TAX BAND: C

