

**Situated in the High Street and close to the seafront at Lee-on-the-Solent, is this two bedroom, ground floor flat benefitting from a garage and offered for sale with no onward chain.**

**The Accommodation Comprises**

Communal front door to:

**Communal Entrance Hall**

Rear access door to garage area, stairs to all floors, door to Number 2:

**Entrance Hall**

Cupboard housing hot water system and shelving.

**Lounge/Dining Room 18' 4" x 9' 10" (5.58m x 2.99m)**

UPVC double glazed window to front elevation, electric storage heater, opening to:

**Kitchen 13' 10" x 7' 4" (4.21m x 2.23m)**

UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, roll top work surface, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated electric oven, electric hob with extractor hood over, recess and plumbing for washing machine, space for fridge freezer, electric storage heater.

**Bedroom One 11' 9" x 8' 8" (3.58m x 2.64m)**

UPVC double glazed window to rear elevation, electric storage heater.

**Bedroom Two 11' 9" x 8' 5" (3.58m x 2.56m)**

UPVC double glazed window to rear elevation, electric storage heater.

**Bathroom**

Low level WC with concealed cistern, wash hand basin set in vanity unit, panneled bath with electric shower over, wall mounted electric towel rail.

**Outside**

The property benefits from well maintained communal gardens to the front and a garage, accessed from the service road, to the rear.

**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 1972

Ground Rent: £250 per annum

Service Charge: Approximately £1,200 per annum

**General Information**

Construction – Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

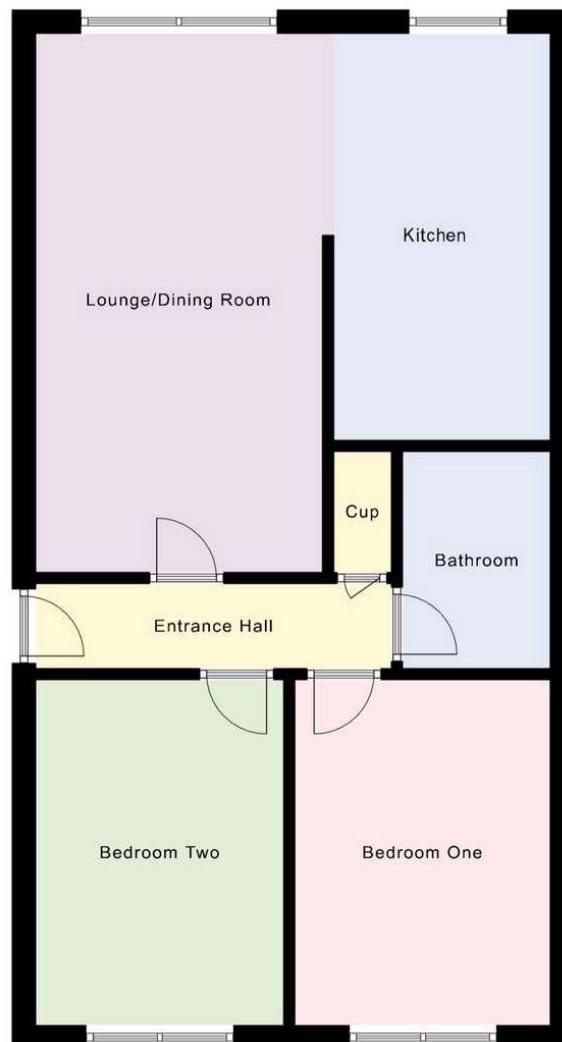
Sewerage – Mains

Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

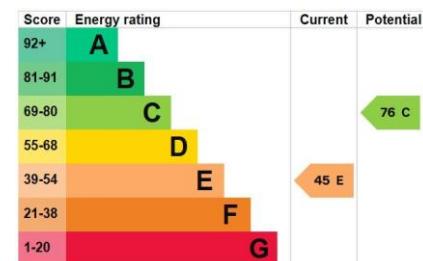
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>





Tenure: Share of Freehold

Council Tax Band: B



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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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£172,500

William George Court, High Street, Lee-On-The-Solent, PO13 9BZ

\*DRAFT DETAILS\*

Fenwicks - Lee on the Solent Office: 02392 551 199 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

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