Superbly presented first floor apartment situated in a popular area of Lee on the Solent. The property benefits from a re-fitted shower room and allocated parking.

## The Accommodation Comprises

UPVC double glazed front door to:

### **Entrance Hall**

Coved ceiling, stairs to first floor, access to loft space.

#### Lounge

# 11' 11" x 11' 11" (3.63m x 3.63m)

Coved ceiling, UPVC double glazed window to front elevation overlooking open green, storage cupboard, electric heater, archway to:

### Kitchen

# 11' 0" x 5' 5" (3.35m x 1.65m)

Fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, single drainer sink unit with mixer tap, electric oven and hob, extractor hood over, recess and plumbing for washing machine and dishwasher (by separate negotiation), door to bedroom two.

#### **Bedroom One**

### 11' 11" x 9' 3" (3.63m x 2.82m) maximum measurements

Coved ceiling, UPVC double glazed window to rear elevation, built in storage cupboard housing pressurised water tank.

# Bedroom Two/Study

6' 11" x 5' 6" (2.11m x 1.68m)

Coved ceiling, UPVC double glazed window to rear elevation.

# **Shower Room**

#### 6' 1" x 5' 9" (1.85m x 1.75m)

Superbly re-fitted with a modern suite comprising of a close coupled WC, wash hand basin set in vanity unit, double shower cubicle with mains shower and additional rainfall shower head, extractor fan, ladder style heated towel rail.

#### Outcido

Front paved garden and allocated parking to rear of building.

#### **Agents Note**

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 999 years from 1975 Ground Rent: Peppercorn Service Charge: N/A

# **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















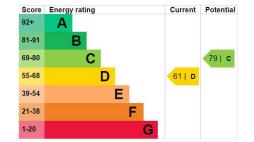


THE INDEPENDENT ESTATE AGENT



Tenure: Leasehold

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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