

Situated in the delightful retirement complex within Lee On The Solent, is this well presented ground floor apartment. The property benefits from a newly fitted shower room, allocated parking, well maintained communal gardens and is close to the seafront.

The Accommodation Comprises

Communal front door to:

Entrance Hall

Cupboard housing water tank, intercom system and emergency assist.

Lounge/Dining Room 15' 2" x 10' 5" (4.62m x 3.17m)

UPVC double glazed window to front elevation, emergency pull cord, electric fire, thermostat for ceiling and under floor heating.

Kitchen 8' 0" x 7' 2" (2.44m x 2.18m)

Fitted with a range of base cupboards and matching eye level units, one and a half bowl single drainer stainless steel sink unit with mixer tap, space for oven and fridge/freezer, extractor fan, cupboard housing consumer unit, emergency pull cord.

Bedroom 14' 10" x 9' 5" (4.52m x 2.87m)

UPVC double glazed window to front elevation, built in wardrobes, emergency pull cord, ceiling and underfloor heating controlled via thermostat.

Shower Room 6' 2" x 6' 0" (1.88m x 1.83m)

Corner shower cubicle with electric shower, emergency pull cord, pedestal wash hand basin, extractor fan, close coupled WC.

Outside

Berkeley Court enjoys delightful gardens with various seating areas, allocated parking, communal laundry room and resident's lounge.

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 99 years from 1987

Ground Rent £100 per annum

Service Charge £3,060 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>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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£99,995

Berkeley Court, Elmore Road, Lee-On-The-Solent, PO13 9AR

DRAFT DETAILS

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THE INDEPENDENT ESTATE AGENT