

Situated in the delightful Anchorage Court is this impressive second floor one bedroom retirement apartment located on the seafront and enjoying remarkable views across the Solent & Isle of Wight. This apartment is offered for sale with no forward chain.

The Accommodation Comprises

Communal front door with secure entry system to:

Communal Entrance Hall

Residents lounge, communal laundry room, lift to all floors.

Entrance Hall

Cupboard housing consumer unit and electric meter, smoke alarm, deep storage cupboard with shelving and heating system, secure key box.

Lounge/Dining Room 19' 0" x 10' 9" (5.79m x 3.27m) maximum measurements

Sliding UPVC doors to balcony enjoying extraordinary views across the Solent & Isle of Wight, electric fireplace with decorative surround, Fischer Future Heat radiator, double opening glazed doors to:

Kitchen 7' 4" x 5' 4" (2.23m x 1.62m) irregular shaped room

UPVC double glazed window to front elevation enjoying views of the Solent, fitted with a range of base cupboard and matching eye level units, roll top work surfaces, tiled surround, stainless steel sink unit, eye level oven, electric hob with extractor hood over, integrated fridge and freezer, Bosch washing machine.

Bedroom 17' 1" x 9' 1" (5.20m x 2.77m)

UPVC double glazed window to front elevation enjoying views of the Solent & Isle of Wight, wall mounted heater, built-in wardrobe with mirror fronted folding doors.

Shower Room 6' 9" x 5' 6" (2.06m x 1.68m)

Extractor fan, close coupled WC, wash hand basin set in vanity unit, shower cubicle with a handrail and mains shower over, heated towel rail, wall mounted heater, emergency pull cord.

Outside

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

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 Nov 2007

Ground Rent: £424 per annum

Service Charge: £2,316 per annum

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>



Communal Lounge



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Council Tax Band: C

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

£299,950
Anchorage Court, Marine Parade East, Lee-On-The-Solent, PO13 9FE

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT