

Lee-on-the-Solent Office

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Gosport Office

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Lettings Office

120 High Street, Lee-on-the-Solent, Hampshire PO13 9DB
Telephone: 023 9255 6491 Email: lettings@eckersleywhite.co.uk

Price: £299,995 Leasehold
(Freehold held by the Residents Association)

9 Medina Court
Marine Parade West
Lee-On-The-Solent PO13 9NH



- * Wonderful sea views from living room and kitchen * Two double bedrooms *
- * Refitted modern bathroom and kitchen * Lots of useful storage space * The rare feature of own drive and garage *
- * One of only 12 apartments in this small block *
- * Freehold owned by the Residents Association *
- * Chain Free Sale *

9 Medina Court Marine Parade West Lee-On-The-Solent

Directions:

Proceeding away from Lee-on-the-Solent High Street in a westerly direction continue along Marine Parade West until Medina Court can be found on the right hand side with the Solent to your left.

Accommodation Comprises:

Stairs to a raised communal entrance area with a smartly tiled floor, security door providing access out to the rear where there are parking spaces and drive and garage for number 9.

Stairs to first floor accommodation and the front door to:

Entrance Hall:

Spacious entrance area with radiator and door leading to:

Living Room: 18' x 14'10 (5.49m x 4.52m) ('L' shaped maximum measurements only)

This room features a double glazed sliding patio door that commands a wonderful view across the Solent and to the Isle Of Wight. There is a double glazed window to the side, two radiators and access from here to:

Kitchen: 9'10 x 7' (3m x 2.13m)

Refitted with a range of white fronted wall and base units, single drainer sink unit, chrome fitted cooker hood above a slide in cooker (cooker to remain). Ceiling downlighters, splashback tiling behind the work counters and a breakfast bar. A double glazed window offers further Solent views. There is wood plank effect flooring throughout.

Inner Hallway:

A good size hallway that offers access to the bathroom and both bedrooms. From the hallway there are also numerous built in cupboards offering shelving and hanging space. In addition there is a deep walk in combination boiler cupboard, 6'10 in length.

Bedroom One: 12'4 x 13'7 (3.76m x 4.14m)

With double glazed window to the rear elevation and radiator.

Bedroom Two: 12'5 x 10'4 (3.78m x 3.15m)

With double glazed window to the rear elevation and radiator.

Bathroom: 6'9 x 6'3 (2.06m x 1.91m)

Refitted and now comprising of a shower bath with shower over and curved bath screen. The walls are tiled with decorative inserts. Low level W.C., wash hand basin set in a vanity unit with cupboard under. There is tiled flooring and the room benefits from **underfloor heating**. There is a chrome ladder style radiator and a double glazed window to the side

Outside;

Communal grounds and gardens for the use and enjoyment of Medina Court residents, attended to under a maintenance agreement. The block has 5 residents parking spaces at the rear in addition to the allocated ones.

Garage: 17'1 x 8'2 (5.21m x 2.49m)

Number 9 is the only apartment within this building to have its own detached garage. The garage has an up and over door and power supply.

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Tenure:

Residue of 150 years from 1975

Service Charge:

£1200 per annum

Ground Rent: Nil

Council Tax Band: D

Current Energy Performance Rating: C75

Viewing:

Strictly by appointment with the sole agents Eckersley White on (023) 92 553636

REF: UEL2164

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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Note: Eckersley White has not calculated the floor area and the figure given is taken from the Energy Performance Certificate.

Floor Area: 764.24 sq ft. (71m2)

First Floor



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

9 Medina Court