

Lee-on-the-Solent Office

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Lettings Office

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Flat 1 Solent Court Mansions Pier Street Lee-On-The-Solent PO13 9LE

Price Range: £160,000- £165,000 Leasehold



- * Three bedroom first floor apartment offering Solent and Isle of Wight views *
- * Generous accommodation on offer * Gas central heating * Double glazing *
- * Situated in the heart of Lee-On-The-Solent *
- * Garage * Chain Free sale *

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Directions:

Heading along Lee-on-the-Solent High Street from Milvil Road, take the first turning on the right into Pier Street, the entrance to Solent Court Mansions can be found towards the end of Pier Street on the right hand side.

Accommodation Comprises:

Wooden Front Door To:

Entrance Hall:

An 'L' shaped entrance way with radiator, telephone intercom and access to all principle rooms.

Lounge: 19'4 x 12'4 (5.89m x 3.76m)

The spacious living room has two double glazed units to the front including an art deco curved window. Both windows offer a view of the Solent and Isle Of Wight. There are two radiators, wall light points and coved ceiling.

Kitchen: 8'1 x 7'8 (2.46m x 2.34m)

The kitchen has been refitted in white hi-gloss units with black contrasting roll edge worksurfaces above. There is a built in brushed chrome oven and coordinating hob with cooker hood over, single drainer stainless steel one and half bowl sink unit and splashback tiling. There is an under-counter space for white good appliances and plumbing for a washing machine. Plank effect vinyl covers the floor and there is a double glazed window to the rear. In a coordinating cupboard is a Vaillant combination hot water boiler.

Bedroom One: 18'2 x 9'2 (5.54m x 2.79m)

This good size double bedroom has a double glazed window providing a Solent and Isle of Wight view. There is a radiator, coved ceiling, wall light points and fitted wardrobes.

Bedroom Two: 14'9 x 8'4 (4.5m x 2.54m)

With a double glazed window overlooking the Solent, radiator and coved ceiling, Wall lights.

Bedroom Three: 12'3 x 11'9 (3.73m x 3.58m)

With double glazed window to the rear, radiator, picture rail. coved ceiling and fitted wardrobes.

Bathroom: 8'1 x 6'2 (2.46m x 1.88m)

Comprising of bath, pedestal wash hand basin, W.C., radiator and double glazed window to the rear. There is a Mira shower fitted above the bath with shower curtain and the flooring is tiled.

Outside:

To the rear of the property is a garage allocated to apartment number one, with space to park in front of.

Tenure: Residue of the Lease

Ground and maintenance charges apply: TBC

Council Tax Band: B

Current Energy Performance Certificate: C68

NB the remaining term of lease on this property may make it an unlikely option for a mortgage and the property may suit investors. With this in mind, the property rental has been estimated at £800 per calendar month by our residential letting department.

Vendor has advised this office that the lease has approximately 64 years remaining (Please note that at time of writing we are awaiting verification of this figure from the seller - any potential purchaser should request confirmation of this figure)

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Viewing:

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

REF: UEL2282

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:947.22 sq ft (88m²)

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First Floor



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

1 Solent Court Mansions