

### Lee-on-the-Solent Office

118 High Street, Lee-on-the-Solent, Hampshire PO13 9DB  
Telephone: 023 9255 3636 Email: leeonthesolent@eckersleywhite.co.uk

### Gosport Office

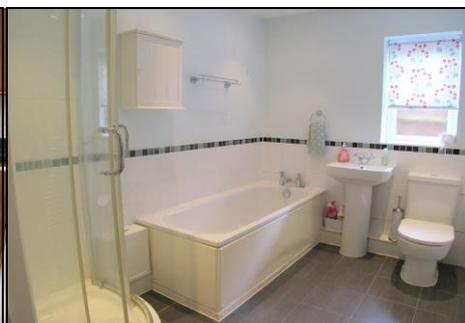
48 Stoke Road, Gosport, Hampshire PO12 1HX  
Telephone: 023 9251 1515 Email: gosport@eckersleywhite.co.uk

### Lettings Office

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

**Price: £240,000 Leasehold**  
(Freehold Held by the Residents Association)

**1 Amberley Court**  
**Stubbington PO14 2BF**



- \* Ground floor two bedroom apartment in a modern gated setting \*
- \* Ease of access to both Lee-On-The-Solent and Stubbington Villages, the beach and sea front \*
- \* Good size living room \* Kitchen/breakfast room \* Allocated parking and secure gated setting \*
- \* Double glazing & gas central heating \* Freehold held by the Residents Association \*
- \* Chain free sale \*

## **1 Amberley Court Stubbington Fareham**

### **Directions:**

Proceeding along Stubbington Lane from Stubbington village heading towards the beach and seafront. Amberley Court is on the left hand side. Access is via a sliding wrought iron gate.

### **The Accommodation Comprises:**

#### **Entrance Hall: 17'2 (5.23m) in length**

The entrance hallway has wooden flooring and a mat well directly upon entry. Radiator, wall mounted thermostat control, fuse box housing telephone point and security intercom.

#### **Lounge: 18' x 10' (5.49m x 3.05m)**

With double glazed window to front elevation, radiator, television and telephone point, electric fire in contemporary surround. Deep walk in cupboard.

#### **Kitchen/Breakfast Room: 10'3 x 8'8 (3.12m x 2.64m)**

A modern range of wall and base units, roll top work surfaces and single drainer stainless steel sink unit. There is a built in oven and gas hob with cooker hood above and space for both fridge/freezer and washing machine. Also within the kitchen arrangement are fitted wine racks. Splash back tiling and tiled flooring, ceiling spotlights and a double glazed window to the front. Radiator.

#### **Bedroom One: 12'6 x 9' (3.81m x 2.74m)**

With double glazed window to the rear elevation, radiator, television point, fitted wardrobes.

#### **Bedroom Two: 12'5 x 8' (3.78m x 2.44m)**

Double glazed window to the rear elevation, radiator, fitted wardrobe, television point.

#### **Bathroom and Shower Room:**

Comprising of panel bath and separate enclosed shower cubicle with full height shower tiling. There is a pedestal wash hand basin, W.C., half tiled walls, ceiling downlighters, spotlights and a chrome ladder style radiator. Double glazed window to the side.

#### **Outside:**

There is an allocated car parking space to the front of number 1 Amberley Court and grounds and gardens for use of residents. The development is accessed via a retractable gate and there is a secure intercom system.

**Tenure:** Residue of Lease (Freehold held by the Residents Association)

**Maintenance Charge:** Varies and for July - December 2018 was £330.80

**Ground Rent:** Nil

**Council Tax Band:** B

**Current Energy Performance Certificate:** TBC

## **1 Amberley Court Stubbington Fareham**

### **Viewing:**

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

**REF: UEL2416**

### **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.

# 1 Amberley Court Stubbington Fareham



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

Floor Area: TBC

## Ground Floor



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