

£160,000

Robinson Court, Lee-On-The-Solent, PO13 9FD

DRAFT DETAILS : We are awaiting verification from the Vendor that these details are correct



- One Bedroom Retirement Apartment
- Ground Floor
- Communal Lounge, Laundry, Guest Suite and Residents Parking
- Secure Entry Phone System
- Entrance Hall
- Lounge/Dining Room
- Kitchen
- Shower Room
- Close to High Street
- Energy Efficiency Rating:- B (81)

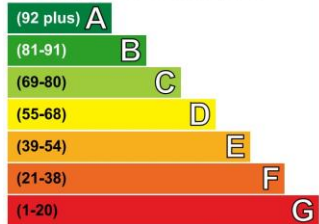
Property Reference : L2461

Council Tax Band: C

Floor Plans (For illustrative purposes and not drawn exactly to scale)

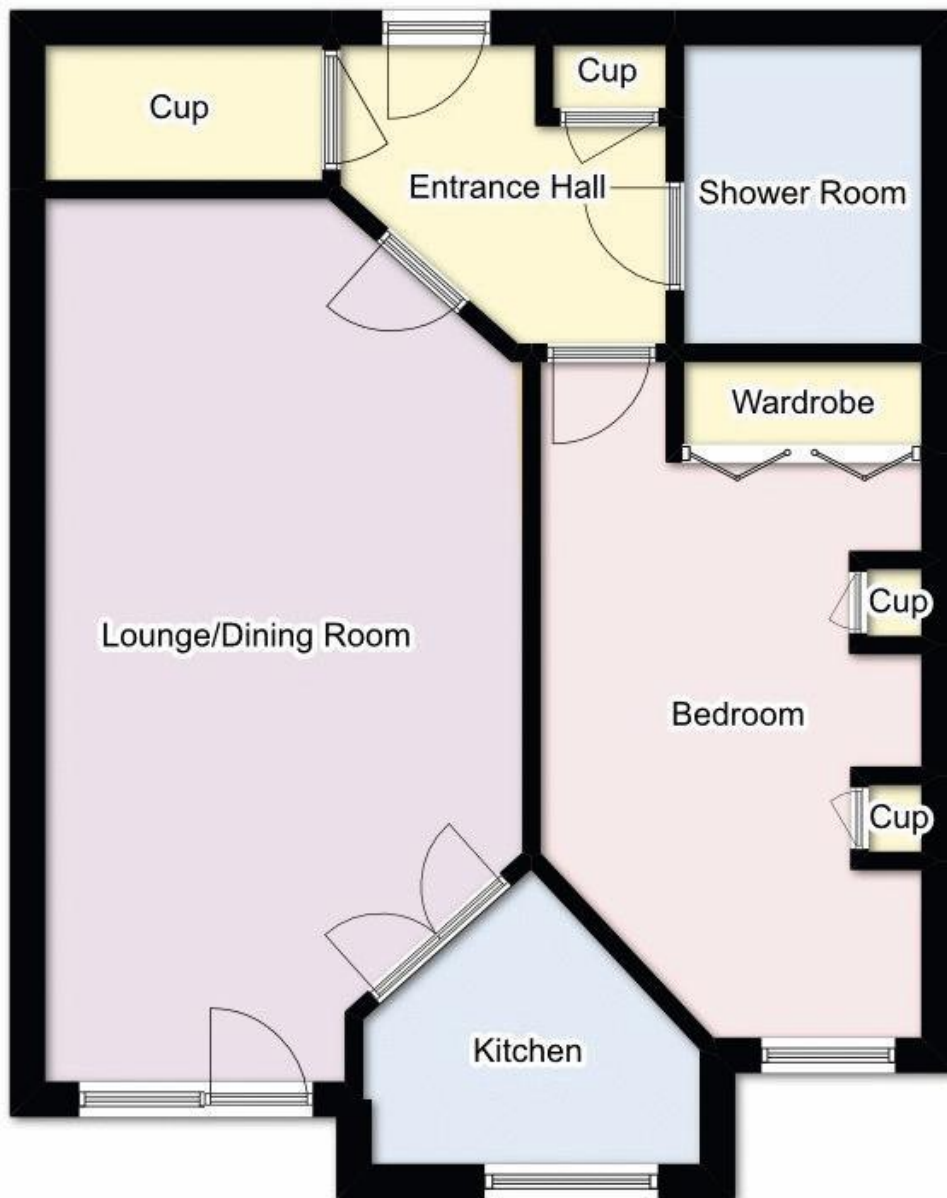
Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
81	82

Not energy efficient - higher running costs



The Accommodation Comprises:-

Communal front door with secure entry to;

Communal Entrance Hall:-

Lobby with communal lounge to the right-hand side and kitchen, manager's office is located at the front of the building, laundry room, door to;



Entrance Hall:-

Coved ceiling, smoke alarm, security alarm and security entry system, deep storage cupboard, cupboard housing meters.



Lounge/Dining Room:-

20' 5" x 10' 8" (6.22m x 3.25m) maximum measurements

Coved ceiling, UPVC double glazed window and door to side patio, electric fireplace, wall mounted storage heater, emergency pull cord, double opening glazed doors to;



Apartment:-

Front door to;

Kitchen:-

7' 7" x 7' 0" (2.31m x 2.13m) irregular shape maximum measurements

UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, stainless steel sink unit, recess and plumbing for under counter fridge and freezer, integrated electric oven and hob, extractor hood over.



Shower Room:-

6' 10" x 5' 6" (2.08m x 1.68m)

Double shower with mains inlet, tiled walls, extractor fan, grab rail and folding seat in shower, emergency pull cord, close coupled WC, wash hand basin set in vanity unit, wall mounted heated towel rail, light and shaver point.



Bedroom:-

13' 6" x 9' 2" (4.11m x 2.79m) maximum measurements

UPVC double glazed window to side elevation, fitted with a range of built in wardrobes and shelving, over bed storage, bedside cabinet and matching dressing table, wall mounted electric heater.



Outside:-

The property benefits from communal gardens, resident's car parking (subject to availability) and mobility scooter park with charging facility.



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