

## £165,000

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

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



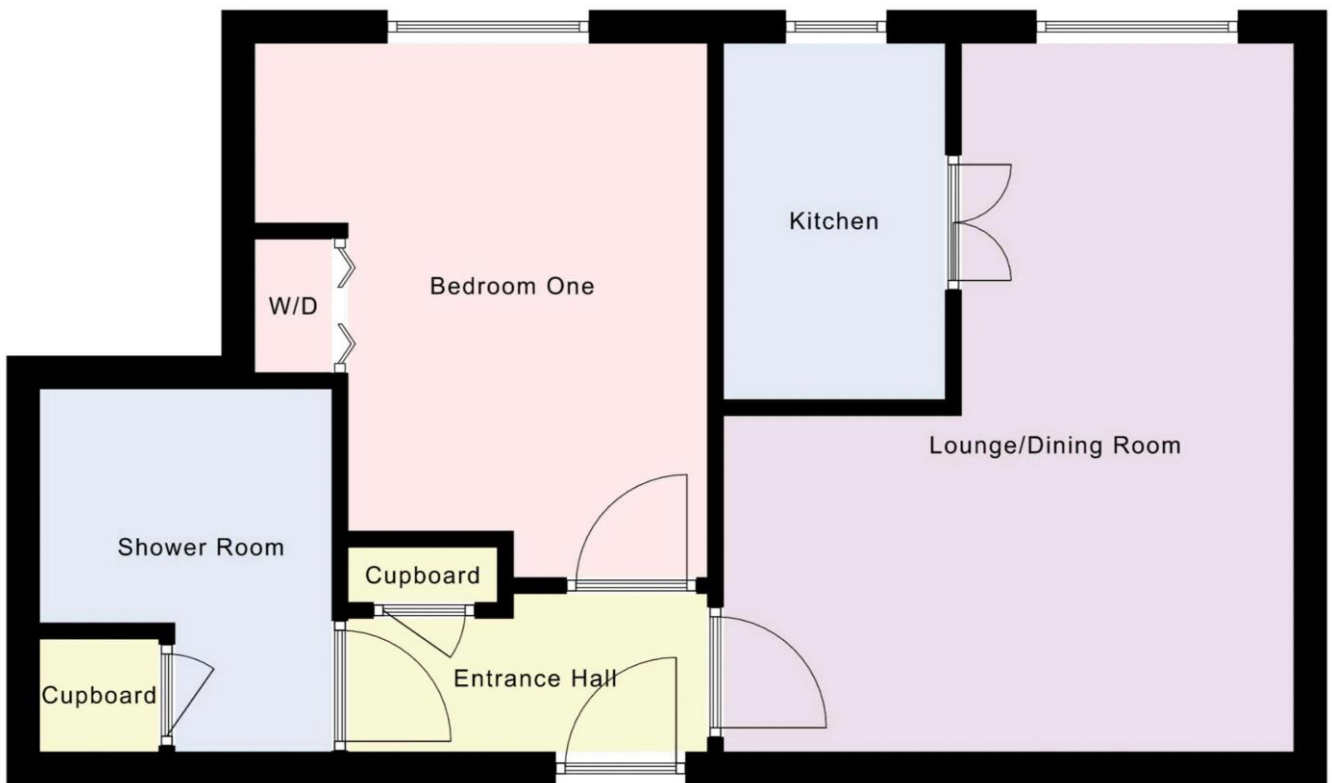
- Second Floor Retirement Apartment
- Sea Views
- No Onward Chain
- One Bedroom
- Entrance Hall
- Lounge/Dining Room
- Shower Room
- Communal Lounge, Laundry Room & Guest Suite
- On Site Manager & Residents Car Park (Subject to availability)
- Energy Efficiency Rating:- B (85)

Property Reference : L2562

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Situated in the popular Robinson Court development at Lee-on-Solent, within close proximity to the High Street and sea front. This delightful second floor apartment boasts a superb position within the building, taking full advantage of the beautiful views of the Solent and Isle of Wight. This one bedroom apartment is offered for sale with no forward chain.

17' 7" x 14' 2" (5.36m x 4.31m) maximum measurements

Coved ceiling, UPVC double glazed window to front elevation enjoying views across the Solent and Isle of Wight, wall mounted electric storage heater, emergency pull cord, glazed double opening doors to:

## The Accommodation Comprises:-

Communal front door with secure entry to:

## Communal Entrance Hall:-

Lobby with communal lounge situated on the ground floor, manager's office, laundry room, guest suite, lift and stairs to second floor, door to:



## Apartment:-

Front door to:

## Entrance Hall:-

Coved ceiling, emergency pull cord, alarm and phone entry system to wall, cupboard housing meters and consumer unit.



## Lounge/Dining Room:-

## Kitchen:-



8' 11" x 5' 8" (2.72m x 1.73m)

UPVC double glazed window to front elevation enjoying views over the Solent and Isle of Wight, fitted with a range of base cupboards and matching eye level units, roll top work surface, tiled surround, single drainer stainless steel sink unit, recess for fridge and freezer, integrated electric oven, hob and extractor hood over, emergency pull cord.



#### Bedroom:-

13' 3" x 8' 11" (4.04m x 2.72m) plus recess

Coved ceiling, UPVC double glazed window to front elevation enjoying views over the Solent and Isle of Wight, wall mounted electric storage heater, emergency pull cord, fitted wardrobe with mirror fronted bi-folding doors.



#### Shower Room:-

9' 0" x 7' 3" (2.74m x 2.21m) maximum measurements

Coved ceiling, close coupled WC, wash hand basin set in vanity unit, shower unit with mains shower, handrail, extractor fan, emergency pull cord, wall mounted heater, light and shaver point, storage cupboard with hot water tank and shelving.



#### Outside:-

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

#### Communal Lounge



#### Communal Kitchenette





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