

Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£149,995

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

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



- One Bedroom
- Retirement Apartment
- Entrance Hall
- Lounge
- Kitchen
- Bathroom
- Communal Lounge
- Lift To All Floors
- Close To High Street
- Energy Efficiency Rating:- B (83)

LEE OFFICE

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www.fenwicks-estates.co.uk



Property Reference : L2306

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	84
(55-68) D		
(39-54) E		

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



The Accommodation Comprises:-

Secure entry to:

Communal Entrance Hall:-

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



Kitchen:-

7' 7" x 6' 11" (2.32m x 2.11m) Irregular shape

Coved ceiling, UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, rolltop worksurface, tiled surround, single bowl stainless steel sink unit, fridge and freezer (both to remain), integral electric oven and hob with extractor hood over, microwave shelf, wall mounted electric fan heater, emergency pull cord.

Apartment:-

Coved ceiling, generous storage cupboard housing hot water tank and slatted shelving, further storage cupboard housing meter and fuse box, secure entry phone, smoke detector, door to:



Lounge/Dining Room:-

22' 0" x 10' 8" narrowing to 6' 8" (6.71m x 3.25m)

Coved ceiling, UPVC double glazed window and double glazed door to Juliet balcony, feature fireplace with electric fire inset, electric storage heater, emergency pull cord, obscured glazed double opening doors to:

Bedroom:-

15' 7" x 9' 3" narrowing to 5' 4" (4.76m x 2.82m)

Coved ceiling, UPVC double glazed window to front elevation, emergency pull cord, electric storage heater, built-in wardrobe with mirror fronted bi-folding doors.

**Bathroom:-**

6' 11" x 5' 7" (2.10m x 1.69m)

Coved ceiling, wall mounted electric fan heater, extractor fan, close coupled WC, wash hand basin set in vanity unit, panelled bath with shower over and shower screen, emergency pull cord, electric towel rail.

**Outside:-**

The property benefits from communal gardens and residents parking (subject to availability).

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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