

Offered for sale with no forward chain is this spacious two bedroom ground floor retirement apartment located in Berkeley Court. Residents benefit from beautiful communal gardens, lounge and laundry room, parking (subject to availability) and warden. The apartment itself enjoys direct access on to the gardens, a modern refitted kitchen and shower room with emergency pull cord system throughout.

**The Accommodation Comprises**

Secure entry front door to communal hallway, door to:

**The Apartment**

Front door to:

**Entrance Hall**

Door to:

**Lounge/Dining Room**

15' 8" x 10' 1" (4.77m x 3.07m)

Double glazed window and door opening to communal gardens, emergency pull cord, glass divide to:

**Kitchen**

10' 0" x 6' 11" (3.05m x 2.11m)

Fitted with a modern range of base cupboards and matching eye level units, sink unit, work top, integrated electric oven and hob with extractor hood over and space for fridge freezer.

**Bedroom One**

15' 10" x 8' 9" (4.82m x 2.66m)

Double glazed window overlooking communal gardens, fitted wardrobe, emergency pull cord.

**Bedroom Two**

16' 3" x 6' 5" (4.95m x 1.95m)

Double glazed window overlooking the communal gardens, fitted wardrobe, emergency pull cord.

**Shower Room**

6' 1" x 6' 1" (1.85m x 1.85m)

Close coupled WC, wash hand basin set in vanity unit, corner shower cubicle.

**Outside**

Berkeley Court benefits from well maintained communal gardens with various seating areas, residents parking (subject to availability), a residents lounge, communal laundry room and warden.

**Lease Information**

The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Lease: TBC

Ground Rent: TBC per annum

Service Charge: TBC per annum





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	70 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Council Tax Band: C

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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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£170,000

4 Berkeley Court, Elmore Road, Lee-On-The-Solent, PO13 9AR

\*DRAFT DETAILS\*

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