

Situated in the popular Robinson Court development at Lee on the Solent, within close proximity to the High Street and sea front is this delightful second floor apartment. Offered for sale with no forward chain.

**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:-**

Coving to ceiling, large storage cupboard housing hot water tank, further storage cupboard housing electric meter and consumer unit, emergency pull cord, entry phone system, door to:

**Lounge/ Dining Room:- 22' 0" x 10' 8" (6.70m x 3.25m) maximum measurement**

Coving to ceiling, UPVC double glazed window and door to Juliette balcony offering views along Beach Road towards the Solent, wall mounted electric heater, emergency pull cord, obscured double opening glazed doors to:

**Kitchen:- 7' 7" x 4' 7" (2.31m x 1.40m) maximum measurement**

Coving to ceiling, UPVC double glazed window to front elevation, a range of base cupboards and matching eye level units, roll top work surfaces, integrated electric oven and induction hob with extractor hood over, tiled surround, space for fridge/freezer, single drainer stainless steel sink unit.

**Bedroom:- 13' 6" x 8' 11" (4.11m x 2.72m) maximum measurement**

Coving to ceiling, UPVC double glazed window to front elevation, wall-mounted electric heater, superb built-in wardrobes with matching bedside cabinets and dressing table, emergency pull cord.

**Shower Room:- 6' 10" x 5' 6" (2.08m x 1.68m)**

Coving to ceiling, two wall-mounted electric heaters, close coupled WC, double shower cubicle with mains shower and grab handle, wash hand basin set in vanity unit, extractor fan, tiling to walls, emergency pull cord.

**Outside:-**

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

**Lease Information:-**

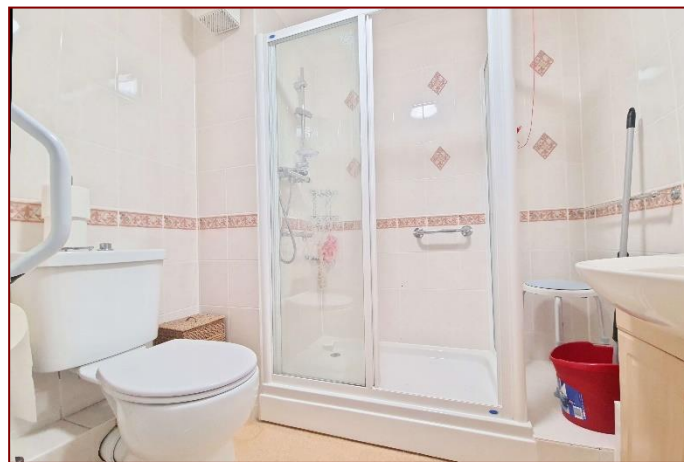
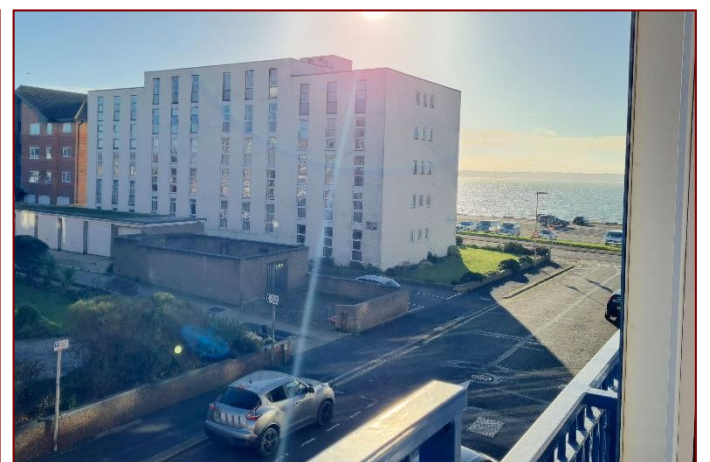
The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Lease 125 years from 2004

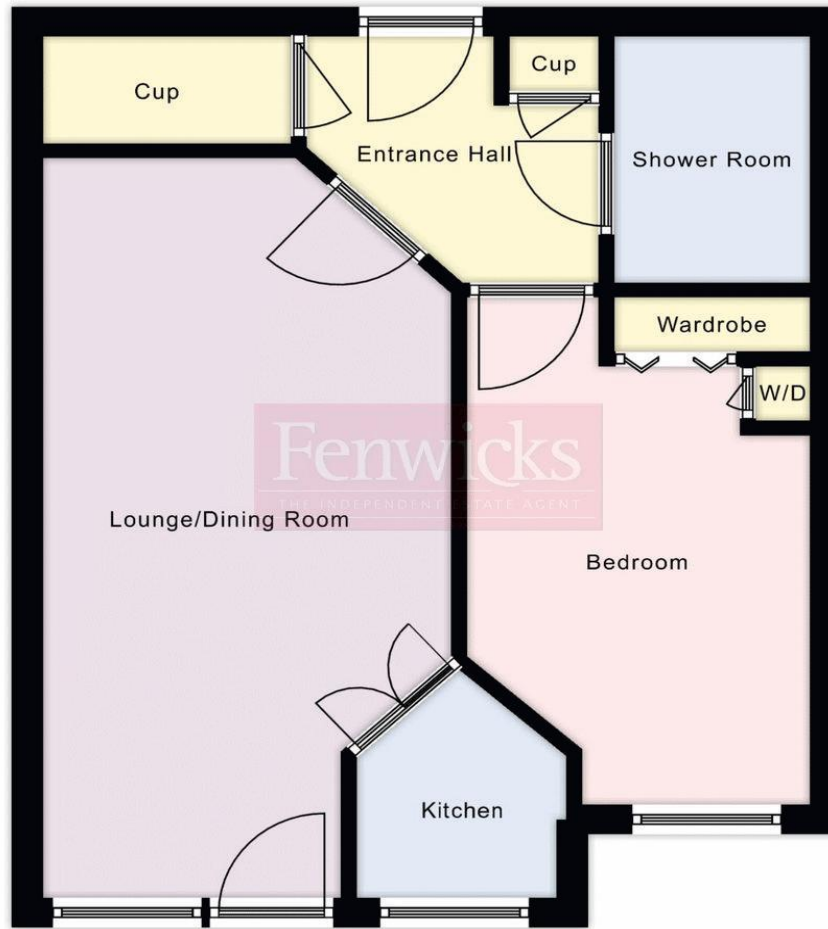
Ground Rent £384 per annum

Service Charge £2400 per annum

Council Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Council Tax Band:

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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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**Data Protection:** We retain the copyright in all advertising material used to market this Property.

**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



£162,500

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

\*Draft Details\*

Fenwicks - Lee on the Solent Office: 02392 551 199 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

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