

A superb opportunity to purchase this ground floor two bedroom apartment which benefits from its own garden and garage. Offered for sale with no forward chain.

Accommodation Comprises:-

UPVC double glazed front door to:

Entrance Hall:-

Coved ceiling, radiator, storage cupboard, further airing cupboard.

Lounge:- 14' 0" x 9' 7" (4.26m x 2.92m)

UPVC double glazed window to front elevation, coved ceiling, feature fireplace, radiator.

Kitchen:- 14' 2" x 7' 9" (4.31m x 2.36m) maximum measurements

Fitted with a range of base cupboard and matching eye level units, roll top work surfaces, tiled splashback, stainless steel sink with mixer tap over, recess and plumbing for washing machine, space for fridge/freezer, gas hob and electric oven, extractor hood over, radiator, boiler to wall, UPVC double glazed sliding doors to:

Conservatory:- 9' 10" x 9' 1" (2.99m x 2.77m)

UPVC double glazed windows to rear and side elevations, polycarbonate roof, UPVC double glazed door to rear garden.

Bedroom One:- 10' 8" x 10' 0" (3.25m x 3.05m) plus bay

UPVC double glazed bay window to front elevation, in built wardrobes, coved ceiling, radiator.

Bedroom Two:- 10' 2" x 8' 2" (3.10m x 2.49m)

UPVC double glazed window to rear elevation, built in wardrobe, coved ceiling, radiator.

Shower Room:- 6' 11" x 5' 7" (2.11m x 1.70m)

Close coupled WC, pedestal wash hand basin, walk in double shower cubicle with mains shower, partly tiled walls, extractor fan, radiator.

Garage:- 12' 5" x 9' 8" (3.78m x 2.94m) & 9' 6" x 6' 11" (2.89m x 2.11m)

Currently divided by a partition.

Outside:-

The rear garden is mainly paved for ease of maintenance, enclosed by wooden panel fencing, courtesy door to garage. To the front there is a flowers and shrubs to borders, off road parking and access to garage.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 77 C | 77 C |
| 55-68 | D | | |
| 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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£250,000

14 Harvard Close, Lee-On-The-Solent, PO13 8FS

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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