

Lee-on-the-Solent Office

118 High Street, Lee-on-the-Solent, Hampshire PO13 9DB
Telephone: 023 9255 3636 Email: leonthesolent@eckersleywhite.co.uk

Gosport Office

48 Stoke Road, Gosport, Hampshire PO12 1HX
Telephone: 023 9251 1515 Email: gosport@eckersleywhite.co.uk

Lettings Office

120 High Street, Lee-on-the-Solent, Hampshire PO13 9DB
Telephone: 023 9255 6491 Email: lettings@eckersleywhite.co.uk

Price: £249,995 Leasehold

**Flat 1 Medina Court
Marine Parade West
Lee-On-The-Solent PO13 9NH**



- * Ground floor sea facing two bedroom apartment * Views from the kitchen and living room *
- * Double glazing and gas central heating * Balcony approximately 20 feet in width *
- * Two double bedrooms the smallest measuring 12'6 x 10'4 both with fitted wardrobes *
- * Secure under block parking plus visitor spaces to the rear * Freehold owned by residents association *
- * Residue of long lease *

Flat 1 Medina Court Marine Parade West Lee-On-The-Solent

Directions:

Proceeding away from Lee-on-the-Solent High Street in a westerly direction continue along Marine Parade West until Medina Court can be found on the right hand side with the Solent to your left.

Accommodation Comprises:

Communal double glazed door to communal lobby area, stairs down to Flat 1 (to avoid the stairs access can be gained from the rear parking bays).

Private front door to:

Entrance Lobby:

Offering access to an inner lobby and to the:

Living Room/Diner: 18' x 14'10 (5.49m x 4.52m) (L-shaped measurement maximum only)

A good size L-shaped room with dining area to one side, superb Solent and Isle of Wight view via sliding patio doors, two radiators, television point.

Kitchen: 9'10 x 7' (3m x 2.13m)

Comprising a range of fitted wall and base units, single drainer one and half bowl sink unit, built-in oven and gas hob. Plumbing for automatic washing machine and associated space, integrated fridge. The kitchen cupboards include two corner carousel units. There is splashback tiling, tiled flooring, radiator and a double glazed window provides a superb Solent and Isle of Wight view.

Inner Hallway:

A spacious area housing three cupboards, one measuring 6'6 x 2.10 with a fitted light, the second housing the hot water boiler plus storage and a final storage cupboard approximately 3'8 deep for further items.

Master Bedroom: 13'6 x 12'4 (4.11m x 3.76m)

One of the particular features of this property, after the view, are the good size bedrooms. This double bedroom has fitted wardrobes, radiator and a double glazed window to the rear.

Bedroom Two: 12'6 x 10'4 (3.81m x 3.15m)

A further double situated to the rear of the property with a double glazed window, radiator and fitted wardrobes plus a desk unit.

Shower Room: 6'7 x 6'4 (2.01m x 1.93m)

Refitted and comprising of luxury double shower with pull back screen and chrome shower on a chrome riser. Contemporary W.C. and vanity unit with cupboard, ladder style towel radiator, tiled walls, double glazed window.

Balcony: Approximately 20 feet in width.

This unusually shaped balcony has space for table and chairs and offers superb views across the Solent and towards the Isle of Wight.

To The Outside:

Underneath the block is an allocated parking space approximately 14'9 x 7'5. Access to the parking area is via a remotely operated vehicular door and there is sensor lighting. From the rear a door provides access into the building. There are areas of communal grounds and gardens plus additional parking spaces.

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Tenure:

Residue of 150 years (from 1975)

Maintenance Charge: £100 per month

Ground Rent: Nil

Current Energy Efficiency Rating: D-59

Council Tax Band: D

Stamp Duty: Price of £249,995 - Stamp Duty to pay £2,499.90

Viewing:

Strictly by appointment with the sole agents Eckersley White on (023) 92 553636

REF: UEL1685

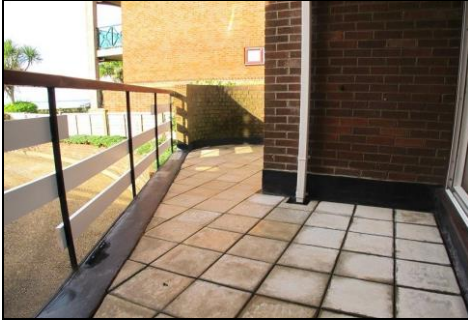
THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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Note: Eckersley White has not calculated the floor area and the figure given is taken from the Energy Performance Certificate.

Floor Area: 764.237 Sq. Ft. (71m²)

To be inserted.