

**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: £99,950 Leasehold**

**Flat 17 Berkeley Court  
25 Elmore Road  
Lee-On-The-Solent PO13 9AR**



- \* One bedroom beautifully refurbished first floor retirement apartment \* Lift access \*
- \* Finished in a contemporary style \* New kitchen & shower room (October 2013) \*
- New carpets to the hallway, lounge & bedroom (fitted October 2013) \*
- \* Residents parking \* Guest suite available on daily hire \*

## **Flat 17 Berkeley Court 25 Elmore Road Lee-On-The-Solent**

### **Directions**

From the shops in the centre of Lee-on-the-Solent seafront, drive eastwards signposted to Gosport along Marine Parade East. After passing the Old Ship public house turn left into Portsmouth Road, second left into Elmore Road and Berkeley Court is approximately 150 yards along on the left hand side. Proceed under the arch into the residents parking area.

### **Accommodation Comprises**

Secured communal hallway with lift to all floors. Apartment 17 is on the first floor facing westerly.

#### **Hallway:**

Storage cupboard incorporating water tank and shelving. Wall mounted Careline system, wall mounted Dimplex heater. Coved ceiling, fitted carpet (new October 2013).

#### **Lounge: 15'10 x 10'6 (4.83m x 3.2m)**

An extremely light and airy lounge with westerly facing UPVC double glazed windows with deep cill. Wall mounted thermostat controlling ceiling heating, wall mounted Dimplex heater. TV and BT point. Emergency pull cord. Coved ceiling, fitted carpet (new October 2013).

#### **Kitchen: 10'6 x 7'6 (3.2m x 2.29m)**

The kitchen has been refitted with a light oak kitchen with wall and base units, contrasting roll top worksurfaces, stainless steel sink with mixer tap and complimentary tiling. Recess for oven and fridge, useful storage cupboard incorporating utility meter and shelving. Wall mounted extractor fan. Emergency pull cord, coved ceiling, vinyl floor (new October 2013).

#### **Bedroom: 14'3 x 9'7 (4.34m x 2.97m)**

A bright room with UPVC double glazed window to the rear elevation in a westerly direction. Built-in triple wardrobe with hanging space and top boxes over to the rear elevation, two double wardrobes with hanging space and shelving with fitted table with chest of drawers under to the rear elevation. Emergency pull cord. Coved ceiling, fitted carpet (new October 2013).

#### **Shower Room:**

Completely refurbished in October 2013 with a white suite incorporating walk-in shower with Aquatronic 7500 shower with sliding door, low level WC and pedestal wash hand basin. Wall mounted extractor fan and fitted mirror, wall mounted chrome towel radiator. Contemporary tiling with decorative mosaic style insert. Coved ceiling, non slip vinyl flooring.

### **On the Outside**

#### **Communal Gardens:**

For the use and enjoyment of all residents and visitors.

#### **Communal Lounge:**

For the use of residents with kitchenette, dining table and ample seating. This room was extended and refitted in summer 2012.

#### **House Managers Office:**

Located next to the communal lounge with the House Manager on site Monday to Thursday.

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### **Laundry Room:**

For residents use incorporating both washing machines and dryers which are token operated. The tokens can be purchased from the House Manager at a cost of 50p per token.

### **Guest Suite:**

Constructed July 2013 and available for hire at a cost of £15.00 per night.

### **Mobility Buggy Storage:**

Four storage units constructed in July 2013.

### **Residents Parking:**

For the use of residents only.

### **Tenure:**

Leasehold

### **Residue of Lease:**

99 years from 1988

### **Maintenance Charges:**

£166.66 per month

### **Ground Rent:**

£100.00 per annum.

**Current Energy Efficiency Rating:** B-81

**Council Tax Band:** B

### **Viewing:**

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

**REF: UEL1487**

## **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**

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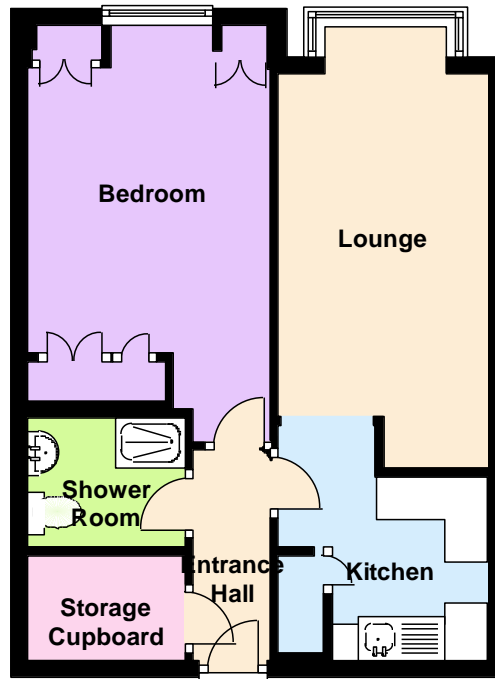
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Note: Eckersley White has not calculated the floor area and the figure given is taken from the Energy Performance Certificate.

**Floor Area:** 452.08 Sq. Ft. (42m<sup>2</sup>)

**First Floor**



These plans are not to scale and are for illustration purposes only  
Plan produced using The Mobile Agent.