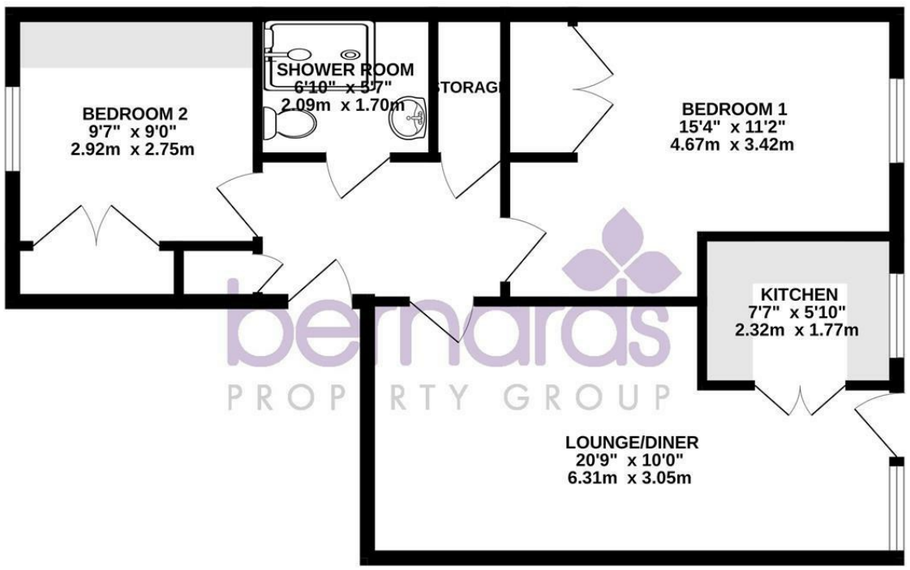
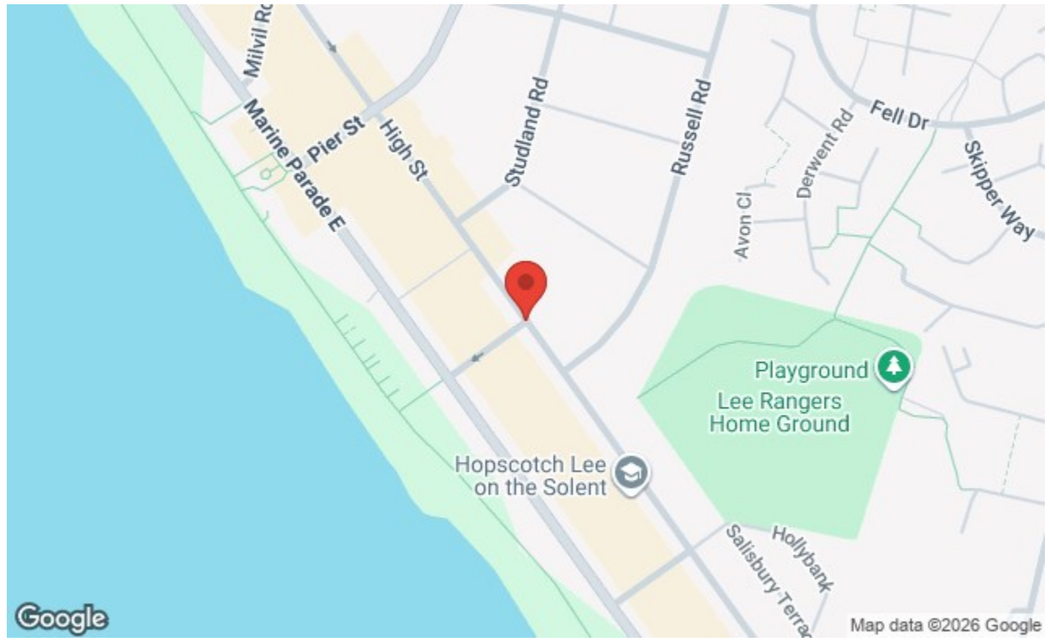
GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

FOR SALE

Guide Price £220,000

Beach Road, Lee-On-The-Solent PO13 9FD

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2 1 1

HIGHLIGHTS

- Rare two-bedroom ground floor retirement apartment
- Highly sought-after Robinson Court development
- Spacious lounge/dining room
- Separate fitted kitchen
- Modern shower room
- Bright and airy accommodation throughout
- Excellent internal storage
- Friendly over-60s community
- Building manager on site
- Short walk to the High Street and seafront

Situated within the highly regarded Robinson Court retirement development, this rarely available two-bedroom ground floor apartment offers spacious and comfortable accommodation in one of Lee-on-the-Solent's most sought-after over-60s developments.

Opportunities to purchase a ground floor apartment within Robinson Court are few and far between, with two-bedroom properties being particularly scarce. Ideally positioned just a short, level walk from Lee-on-the-Solent's vibrant High Street, seafront promenade and local amenities, the development is renowned for its friendly community atmosphere, well-maintained communal areas and excellent on-site management.

The apartment itself is presented in good order throughout and offers bright, well-proportioned accommodation. A welcoming entrance hall provides access to all principal rooms, including a generous lounge/dining room which enjoys plenty of natural light and ample space for both living and dining furniture. Adjacent is a separate fitted kitchen offering excellent storage and workspace.

There are two bedrooms, with the principal bedroom being particularly spacious and benefiting from fitted storage. The second bedroom provides flexibility as a guest bedroom, hobby room or home office. Completing the accommodation is a well-appointed shower room and additional internal storage.

Large windows throughout the apartment create a bright and airy feel while allowing plenty of fresh air and natural light into every room.

Robinson Court continues to be one of the most desirable retirement developments in Lee-on-the-Solent, offering residents peace of mind, a welcoming community and an enviable location close to the coast.

Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk

PROPERTY INFORMATION

LEASEHOLD
Lease Length - 102 years
Service Charges - £4,600
Ground Rent - £192.50
Over 60s Complex
Council Tax Band - D

OFFER CHECK PROCEDURE
Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

DISCLAIMER STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

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We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

RECOMMENDED SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

FINANCIAL SERVICES
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If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!









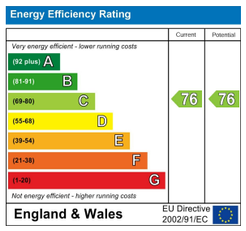












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