



High Street
Lee-on-the-Solent, PO13 9BU
One Bedroom Apartment

RENT
£865 pcm

Property Features

- Newly Refurbished
- Modern Kitchen with Induction Hob
- High Street Location
- Double Glazing Throughout
- Available November
- One Double Bedroom
- Sea Views from Kitchen and Bedroom
- Newly Fitted Shower Room
- New Decor and Carpets
- On Street Parking

OVERVIEW

This apartment is conveniently situated in Lee-On-Solent High Street. Lee-on Solent is a coastal town situated on The Solent, the town is known for its lovely seafront which offers various activities to include water sports and walking along the promenade. Locally there are many useful amenities to include shops and cafes and there is a nearby bus route for your convenience.

ROOM MEASUREMENTS

Entrance/Dining Area - 3.10m x 1.87m (10' 2" x 6' 1")

Kitchen - 4.90m x 1.66m (16' 0" x 5' 5")

Shower Room - 1.72m x 1.63m (5' 7" x 5' 4")

Double Bedroom - 3.01m x 3.12m (9' 10" x 10' 2")

Lounge - 4.91m x 3.02m (16' 1" x 9' 10")

PROPERTY DESCRIPTION

This first floor apartment has been recently refurbished throughout to include new kitchen, shower room and double glazing. It has been redecorated throughout with new carpets.

You access the apartment via a gate, which leads into a small courtyard area and there is a staircase that leads up to the front door. The front door leads into an open plan kitchen/breakfast area which is fitted with a range of wall and floor units with co-ordinated work top and splashback. There is a built-in ceramic hob and electric oven and space for other appliances. In the breakfast area there is a built-in breakfast bar where you can sit and enjoy views to the seafront and beyond. At the end of the kitchen, you will find a useful storage cupboard.



The shower room is fitted with a corner shower cubicle with thermostatic shower fitted, low level WC and pedestal wash hand basin. The room has a double glazed window and is finished with inset spotlights and vinyl flooring.

There is a good size double bedroom with double glazed window offering views to the beach and the heart of this apartment is the large lounge with 2 double glazed windows which fill the room with natural light. This room is front facing and overlooks the High Street.

MATERIAL INFORMATION

Rent - £865 pcm

Holding Deposit - One Weeks Rent (£199)

Security Deposit - Five Weeks Rent (998)

Non Smokers

No Students

Council Tax - Band "A"

Electricity - Mains

Water and Sewerage - Mains

Heating - Electric Heating

Broadband - Fibre to cabinet

Mobile Coverage - ADSL Fibre Checker (openreach.com)

Parking - Leisure Permit available for Beach Road Car park for 1 car £140 per annum.

Accessibility - The apartment is accessed via a metal staircase and is situated above a commercial business.

Construction - Brick and block.

Parking -Leisure Permit available for Beach Road Car park for 1 car £140 per annum.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	39 E	
21-38	F		
1-20	G		

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