

Elmore Road, Lee-on-the-Solent, Hampshire

Asking Price: £80,000

MANN













Offered to the market with no forward chain, this well presented one bedroom ground floor retirement apartment is situated in the highly sought after seaside location of Lee-on-the-Solent.

Residents enjoy access to a range of excellent communal facilities, including beautifully maintained gardens, a residents lounge, laundry room, on site warden assistance, and an emergency pull cord system for added peace of mind.

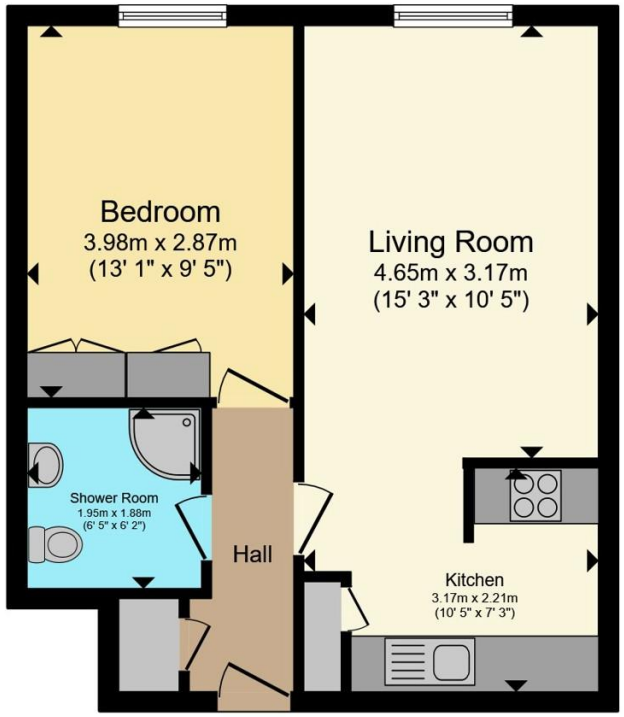
Upon entering the development via the secure entry phone system, you are welcomed into the communal area before entering the apartment itself. The accommodation comprises an entrance hall with useful storage, leading through to a spacious lounge/dining room. An opening to the kitchen creates a pleasant semi open plan layout, ideal for modern living. The generous double bedroom benefits from fitted wardrobes, while a well appointed shower room completes the accommodation.

Externally, residents can enjoy the attractive communal gardens, which are meticulously maintained throughout the year, along with residents' parking facilities.

Conveniently located, the property is within easy reach of a variety of local amenities, including shops, regular bus routes, and the popular seafront, making it an ideal retirement home for those seeking comfort, convenience, and a strong community atmosphere.







Total floor area 42.9 m² (461 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

MANN





Council Tax Band:

Tenure: **Leasehold**

Service Charge: **£3,158**

Years Left on Lease: **60**

Ground Rent: **£100**

Viewing by appointment

T: 023 9251 1888
E: gosport@manncountrywide.co.uk
40 High Street, Gosport, Hampshire, PO12 1DF

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Mann is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: MGT_MGT260574_R6PL_8