



**4 Harvard Close,
Lee-On-The-Solent,
Hampshire, PO13 8FS**

Asking Price: £238,000

Leasehold

An opportunity to purchase a 2 double bedroom first floor purpose-built maisonette style apartment located on the ever popular Cherque Farm development. Offering 2 good size bedrooms, spacious living room/diner, kitchen and bathroom plus allocated parking, this property is being offered for sale chain free.

Property

The accommodation comprises:

Front door to entrance lobby with deep storage cupboard, stairs to first floor accommodation, landing, radiator, access to loft space and coved ceiling.

Living Room/Diner: 21'4 x 10'9 (max narrowing to 7'0 in dining area) (6.50m x 3.28m)
Comprising a double glazed window to the front elevation, two radiators, laminate wood flooring with carpet in the seating area, coved ceiling and an additional double glazed window to the rear.

Kitchen: 12'7 x 7'9 (irregular shape room) (3.83m x 2.36m)
Comprising wall and base units, single drainer stainless steel sink unit, plumbing and associated space for a washing machine and an upright fridge/freezer. There is tiled flooring, integrated oven and gas hob, splashback tiling and a double glazed window. There is an additional deep built in storage cupboard to one end of the room.

Bedroom 1: 11'9 x 10'3 (3.58m x 3.12m)
A good size double bedroom with built in four door wardrobe, radiator, coved ceiling and double glazed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



window.

Bedroom 2: 10'5 x 11'9 (irregular shape room) (3.17m x 3.58m)

With a double glazed window, radiator and coved ceiling.

Bathroom: 7'0 x 5'6 (2.13m x 1.68m)

Comprising of panel bath, pedestal wash hand basin, WC, radiator, splashback tiling, courtesy light and mirror. There is a shower fitted above the bath.

AGENTS NOTE: the custom blinds in the bay, bedroom, hall and kitchen will remain with the sale.

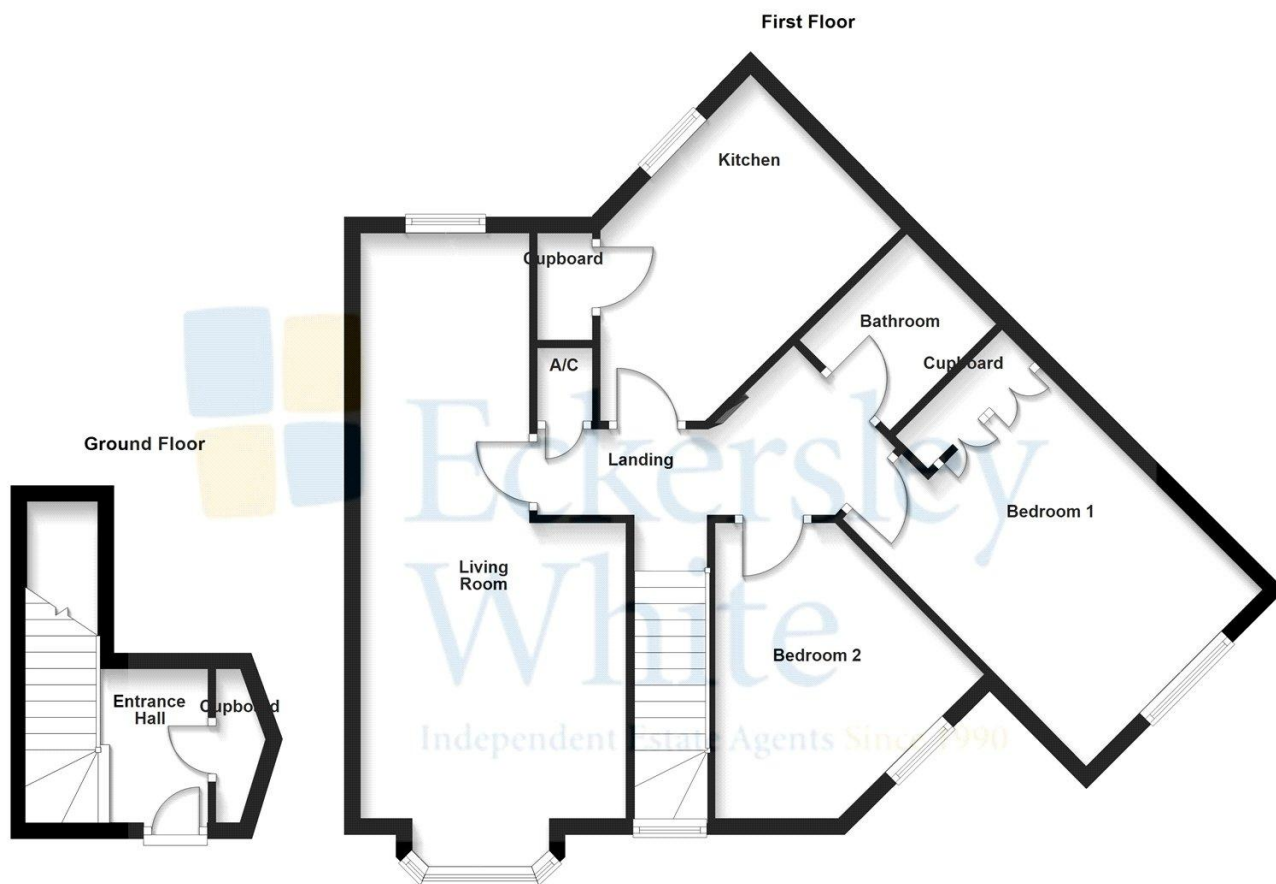
Parking:

There is an allocated parking space to the rear

Charges

Council Tax Band: C

635 sq.ft. (Approximate floor area derived from the EPC)



These plans are not to scale and are for illustration purposes only
Plan produced using PlanUp.



Directions

Proceeding away from Lee-on-the-Solent centre along Manor Way and onto Brune Way, at the traffic lights turn right into Cherque Way. Proceed straight across at the first roundabout and take the next junction to the right into David Newberry Drive. Follow the road round the right where Harvard Close can be found on the left hand side with number 4 just in on the right.

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.