

LANGSTONE COURT

4 DRAYTON LANE | DRAYTON | PO6 1BU



£275,000
Leasehold

- Two Bedroom Retirement Apartment
- Prestigious 'Langstone Court' Complex
- Fitted Kitchen with Extra Appliances
- Dedicated Parking Bay to the Apartment
- Zoned Underfloor Heating to All Rooms
- Superb Range of Communal Facilities, Gardens & Parking
- All Local Amenities Close By
- No Chain





In Brief

This **TWO BEDROOM** apartment is located on the first floor of the building known as 'Victory House' and can be accessed via a beautiful solid oak staircase or has lift facilities. Offered with **NO FORWARD CHAIN** and in good decorative order, the accommodation comprises; spacious entrance hallway with storage cupboard and airing cupboard, fitted kitchen which boasts additional appliances of a washing machine, dishwasher and integral microwave, bright and airy living/dining room, master bedroom with fitted wardrobe, second bedroom and bathroom with shower. The apartment has a **SOUTHERLY FACING** aspect and there is programmable, thermostat controlled underfloor heating in all rooms and a secure telephone entry system. This prestigious development is situated in Central Drayton close to local shops (for everyday needs) and on bus routes for supermarkets and other town centres. It's outstanding communal facilities include a Guest Suite with kitchen and shower room, laundry rooms located in both blocks, family room with TV facilities, a buggy/bike storage room and a hairdressing salon. Located on the top floor of the building is the Raffles Lounge with its own catering facilities, comfortable seating and the south facing sun terrace with extensive views of The Solent and Portsmouth. This area can be hired for family functions, if required and is host to other events as well. Outside the block are some attractive communal gardens, water feature, and communal parking. With the **RARE OPPORTUNITY OF A DEDICATED PARKING SPACE**, we would highly recommend a viewing as soon as possible.

£275,000

KEY FACTS

Tenure - Leasehold 125 Years from 2008
Ground Rent - £662.78 p.a.
Service Charge - £3261.23 p.a. (Budget for 2024/25)
Council Tax - C
EPC Rating - D



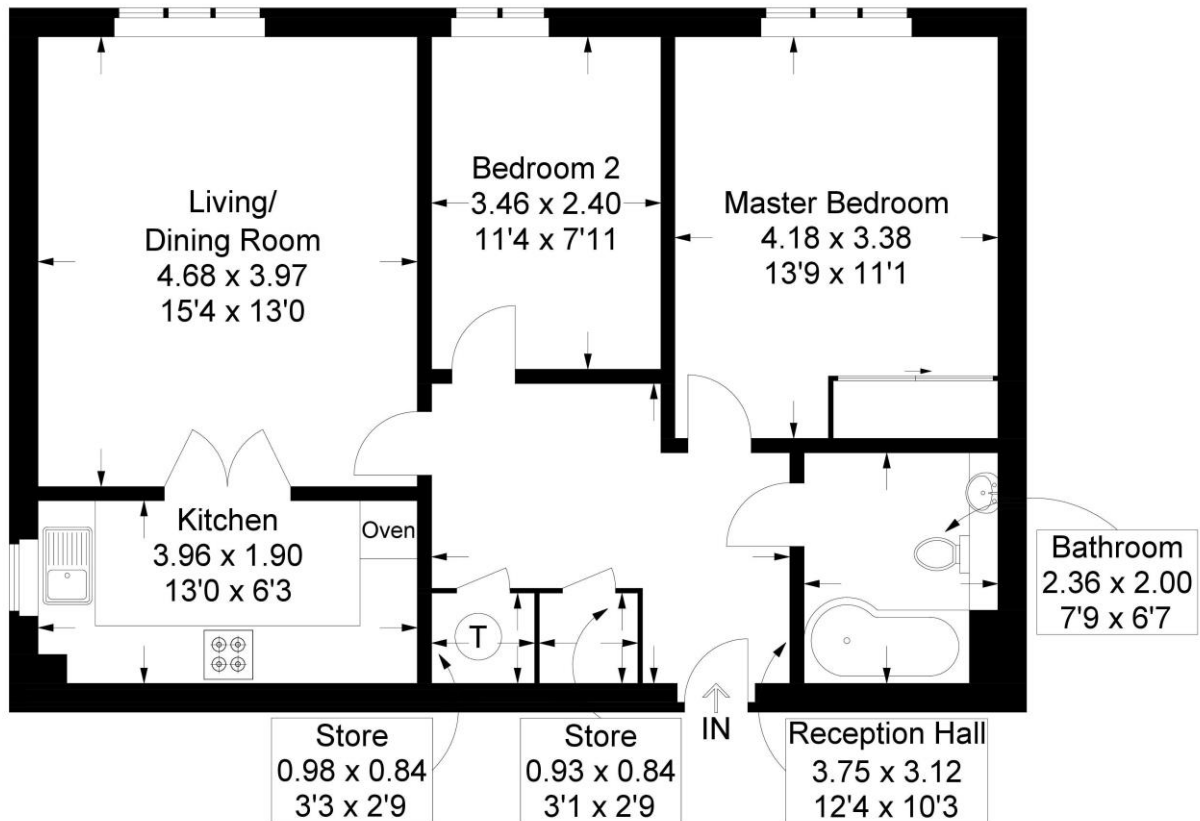
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Langstone Court, Drayton

Approximate Gross Internal Area = 67.8 sq m / 730 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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