

LANGSTONE COURT

DRAYTON LANE | DRAYTON | PO6 1BU



£270,000
LEASEHOLD

- Two Bedroom Retirement Apartment
- Prestigious 'Langstone Court' Complex
- Living Room With Balcony
- Zoned Underfloor Heating to All Rooms
- Superb Range of Communal Facilities, Gardens & Parking
- Close To Local Amenities & Transport Links
- Bathroom With Shower
- No Forward Chain



In Brief

Offered with **NO FORWARD CHAIN**, this delightful two bedroom retirement apartment 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. The apartment is in good decorative order and in brief the accommodation comprises; entrance hallway with storage cupboard and airing cupboard, fitted kitchen, bright and airy living/dining room with balcony, master bedroom with fitted wardrobe, second bedroom and bathroom with shower. 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. We highly recommend viewing to appreciate the accommodation on offer.

£270,000

KEY FACTS

Tenure - Leasehold 125 Years from 2008

Ground Rent - £660.00 p.a.

Service Charge - £4,100.00 p.a.

Council Tax - C

EPC Rating - B



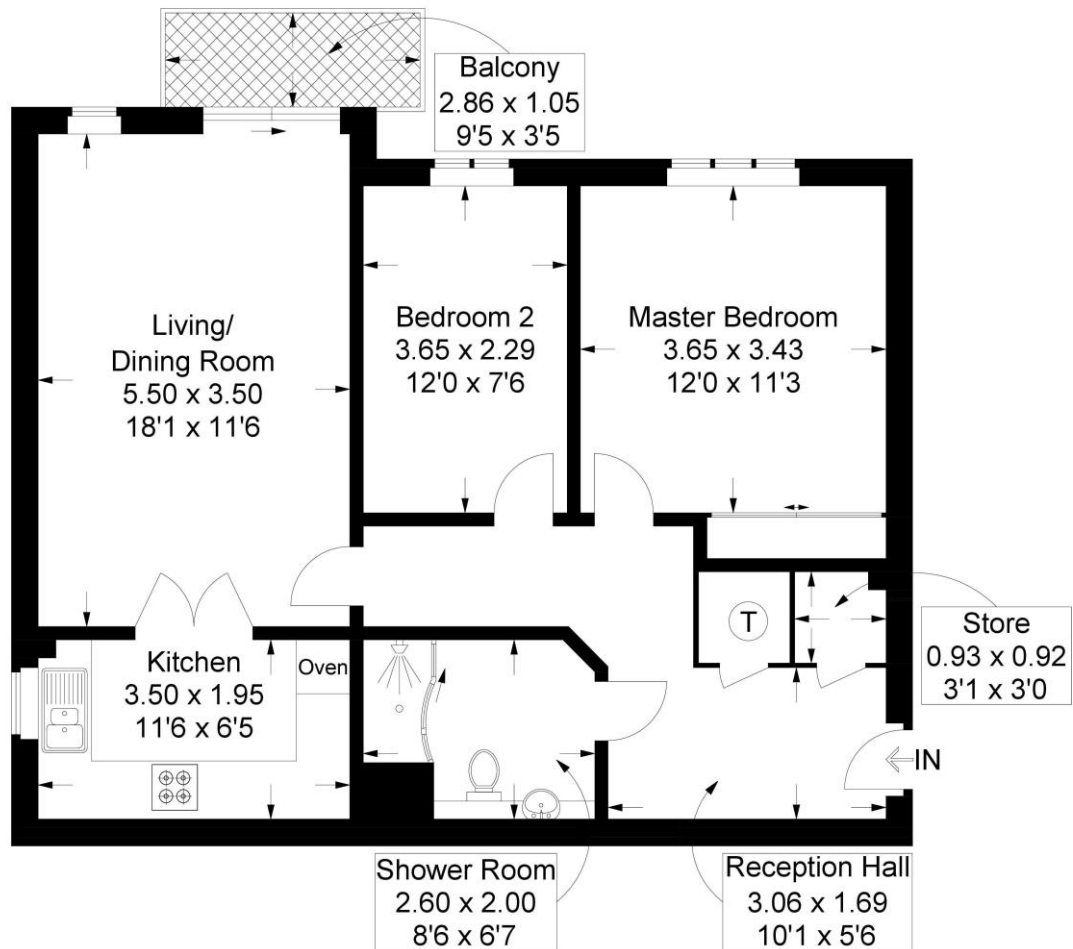
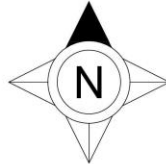
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Langstone Court, Drayton Lane, Drayton

Approximate Gross Internal Area = 69.7 sq m / 750 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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