

SIMMONDS LODGE

93 HAVANT ROAD | DRAYTON | PO6 2DE



£205,000
Leasehold

- One Bedroom Retirement Apartment
- Close to Local Amenities & Bus Routes
- South Facing Aspect
- Kitchen With Integrated Appliances
- Bright and Spacious Living Room
- Range of Facilities On Site
- Double Glazing & Hot Water Radiators
- No Forward Chain



In Brief

We are delighted to welcome to the market this one bedroom retirement apartment situated on Havant Road, Drayton. Simmonds Lodge was developed for the over 60s in 2016 and is conveniently located close to local amenities, bus routes and Queen Alexandra Hospital. The complex has many facilities including a guest suite, fitness suite and the owners lounge as well as attractive communal gardens.

The modern apartment is located on the first floor to the front of the building and in brief the accommodation comprises; entrance hallway with storage cupboard, spacious living room complete with feature fireplace which being South Facing enjoys an abundance of sunshine, fitted kitchen with integrated fridge, freezer and washing machine/dryer and the bathroom with shower cubicle. The bedroom is of a good size and benefits from fitted wardrobe space. There is double glazing and a ground source heat pump system, supplying hot water and heating to all apartments and communal areas, which is covered by the service charge, and feeds programmable thermostatically controlled hybrid hot water radiators in the lounge and bedroom. Separately, there is a programmable electric towel rail radiator in the bathroom and an electric fan heater in the kitchen.

Offered with no forward Chain, we highly recommend viewing at your earliest convenience.

£205,000

KEY FACTS

Leasehold 117 Years Remaining On Lease
 Ground Rent - £769.10 Per Annum
 Service Charge - £3048.03 Per Annum
 EPC Rating - B
 Council Tax Band - C



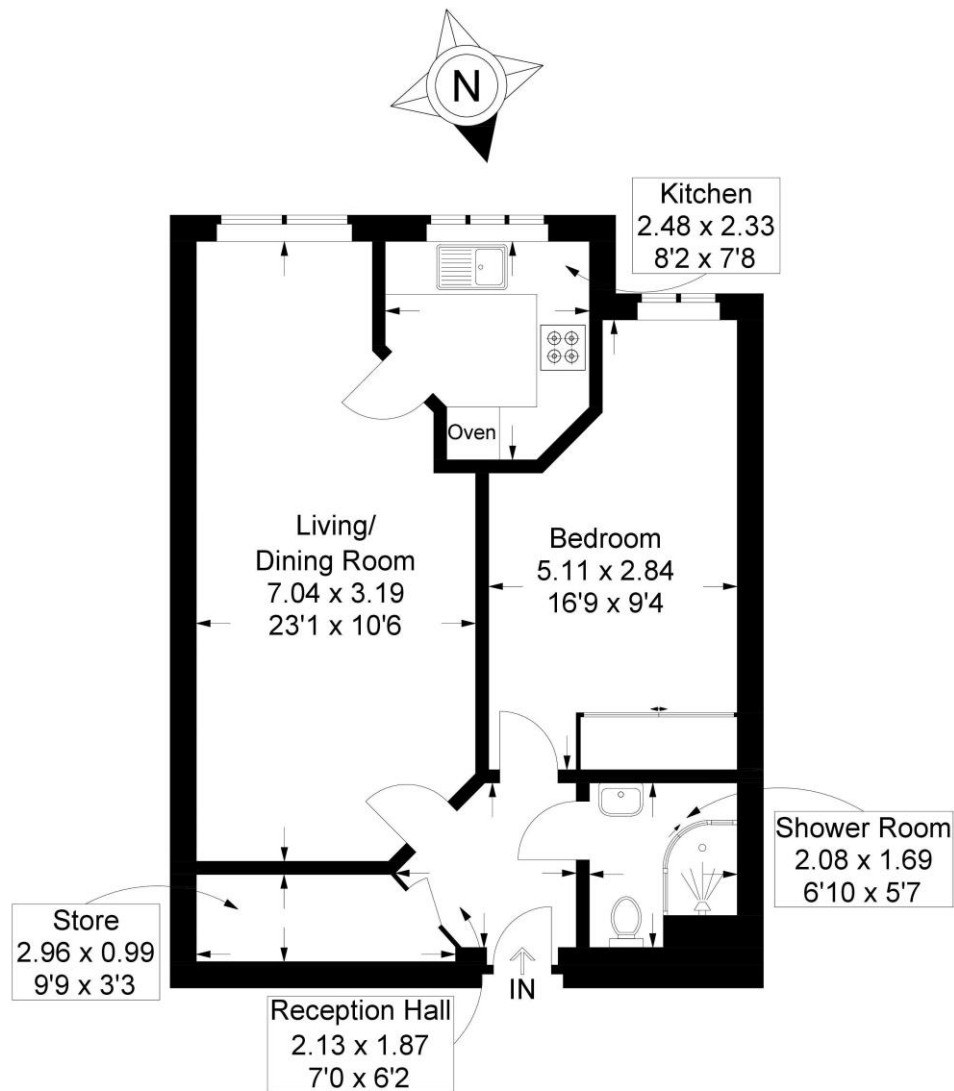
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Simmonds Lodge, Havant Road, Drayton

Approximate Gross Internal Area = 48.7 sq m / 524 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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