

# CARRICK COURT

CARMARTHEN AVENUE | DRAYTON | PO6 2BF



£285,000  
Leasehold

- Two Bedroom Retirement Apartment
- Close to Local Amenities & Bus Routes
- Master Bedroom With En-Suite
- Range of Facilities On Site
- No Forward Chain
- Spacious Living/Dining Room





## In Brief

Carrick Court is a McCarthy & Stone development for the over 60's, conveniently located close to local amenities, bus routes and Queen Alexandra Hospital. The residents benefit from a well maintained garden, Club Lounge with library, car parking facilities, lifts to all floors, mobility scooter store and a guest suite. Furthermore, there is a house manager as well as a 24 hour care line system for added peace of mind.

This spacious, bright, apartment is located on the second floor and in brief the accommodation comprises; Entrance hallway with storage cupboard, generous lounge/dining room and the fitted kitchen complete with integrated appliances including fridge, freezer and dishwasher. Both bedrooms are of a good size with the master benefitting from custom made furniture plus an En-suite. and walk-in wardrobe. The bathroom is complete with a walk in shower.

Offered with no forward chain, we highly recommend viewing to appreciate both the location and accommodation on offer.

£285,000

## KEY FACTS

Leasehold  
992 Years Remaining On Lease  
Ground Rent - £495 Per Annum  
Service Charge - £5,350 Per Annum  
Council Tax Band - C  
EPC Rating - B





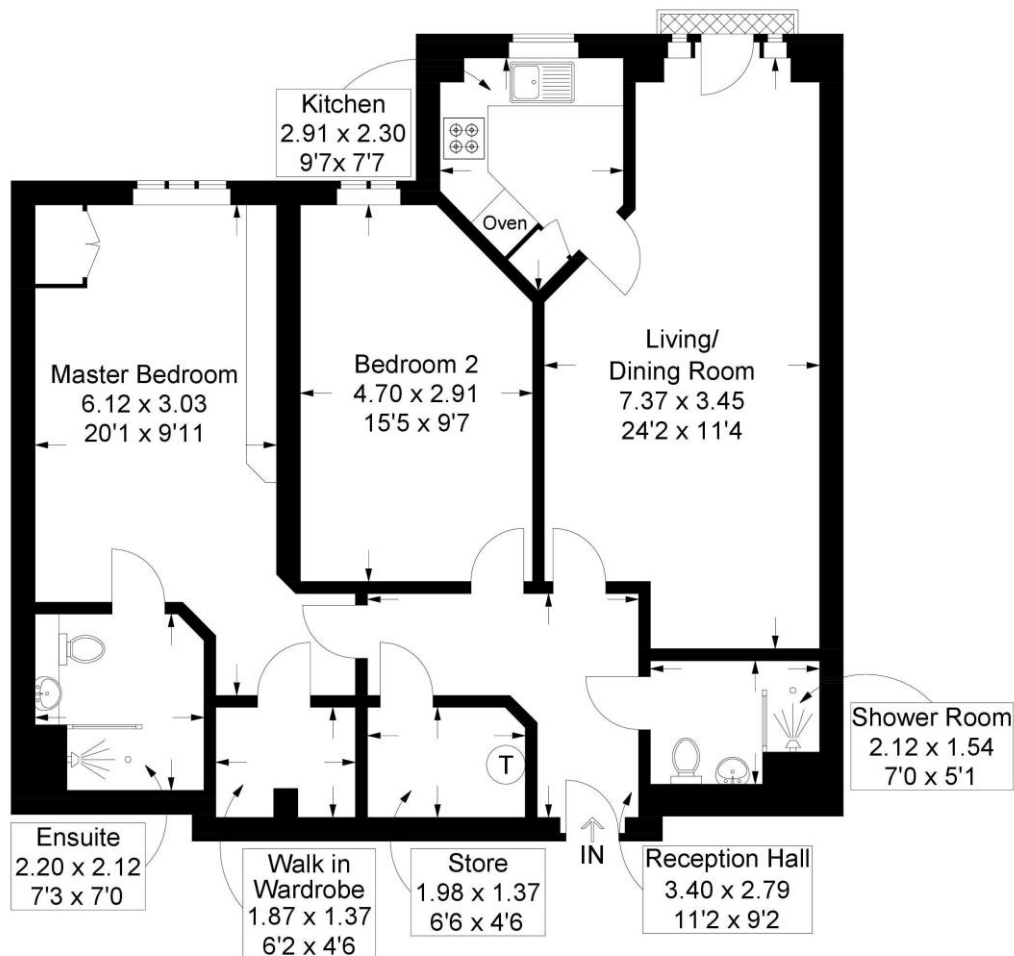
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## Carrick Court, Carmarthen Avenue, Drayton

Approximate Gross Internal Area = 82.5 sq m / 888 sq ft



### Second 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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