

LANGSTONE COURT

4 DRAYTON LANE | DRAYTON | PO6 1BU



£270,000
LEASEHOLD

- Two Bedroom First Floor Apartment
- Balcony with Views to Portsdown Hill
- Modern Fitted Kitchen
- Living Room with Glazed Doors
- Comprehensive Facilities and Communal Gardens
- Gated Entrance to Car Parking Areas
- Close to Local Amenities and Transport Links
- No Forward Chain





In Brief

We are delighted to offer for sale this bright and airy Two Bedroom Apartment, which is located on the first floor of the building known as 'Victory House'. The property is well proportioned and benefits from a balcony with a lovely view up to Portsdown Hill. The accommodation comprises; entrance hallway with storage cupboard, living/dining area, fitted kitchen with glazed doors, bathroom, a good sized bedroom with built-in wardrobe and a second bedroom. The apartment also benefits from thermostatically controlled underfloor heating in all rooms. This prestigious development is situated in central Drayton, close to local shops and is on bus routes to supermarkets and other town centres. The electronically gated entrance leads to the parking areas and the complex itself boasts superb communal facilities. Both blocks have well appointed communal lounges, buggy stores and laundry rooms. 'Victory House' has the addition of the Guest Suite (bedroom, kitchen and shower room), hairdressing salon, activity room, family room (with DVD and television facilities) plus the roof top 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 also be hired, at a reasonable rate for family functions, and hosts other events as well. Langstone Court is surrounded by attractive communal gardens, with outside seating areas and a water feature. The property is offered with No Chain.

£270,000

KEY FACTS

Council Tax Band - C

EPC Rating - B

Leasehold

109 Years Remaining On Lease

Maintenance - £3,323.67 Per Annum

Ground Rent - £486.61 Per Annum



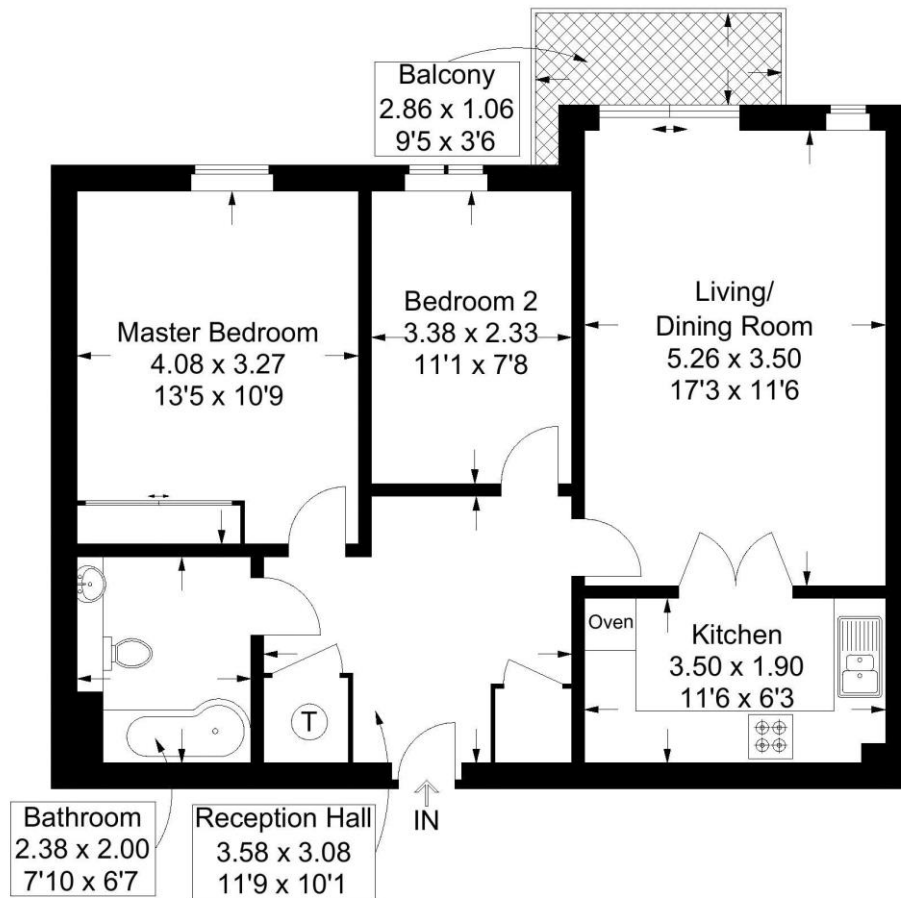
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Langstone Court, Drayton Lane, Drayton

Approximate Gross Internal Area = 65 sq m / 700 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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Tel: 0870 112 7099

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Tel: 023 9282 2300

www.fryandkent.com