

LANGSTONE COURT

4 DRAYTON LANE | DRAYTON | PO6 1BU



£225,000
Leasehold

- One Bedroom First Floor Flat
- Prestigious Retirement Development
- Living Room with Balcony
- Modern Fitted Shower Room
- Fitted Kitchen with Built-in Appliances
- Double Bedroom with Fitted Wardrobes to One Wall
- Superb Range of Communal Facilities
- 24/7 Care Line : No Chain



In Brief

Boasting a secluded balcony, overlooking the leafy and attractive garden areas together with views extending up to Portsdown Hill, we are delighted to bring to the market this well-appointed retirement apartment which is situated in the ever-popular Langstone Court complex. The property is well presented throughout and the double bedroom has been fitted with a superb range of built-in wardrobes across one wall. The kitchen is a modern affair, boasting light wood units and dark countertops and being well-equipped with appliances and ample storage. The shower room is efficiently designed and spacious with light-coloured tiles and fixtures to create a bright, clean atmosphere. The heart of the home is an open-plan living and dining area, featuring a fireplace surround and large patio doors leading to the private patio, which provides a serene outdoor extension to the living space. Langstone Court is a high quality, securely gated development and offers outstanding communal facilities to include: the Raffles Lounge is, with its bar and cooking area (available for private functions by arrangement) and extensive roof terrace with views of The Solent and Portsmouth, good sized buggy stores, two communal lounge/entertaining rooms, two laundry rooms, hairdressing salon, guest suite, family room, sun deck terrace, communal gardens, 24/7 Care Line, Lodge Manager and ample parking. Due to the popularity of this complex, we would strongly urge an early viewing. Call the Drayton branch today!

£225,000

KEY FACTS

The lease commenced 1.1.2008 for 125 years
 Ground Rent - £463.94 Per Annum
 Maintenance - £2213 Per Annum
 (includes water and sewerage charges)
 Council Tax Band - C
 EPC Rating - C



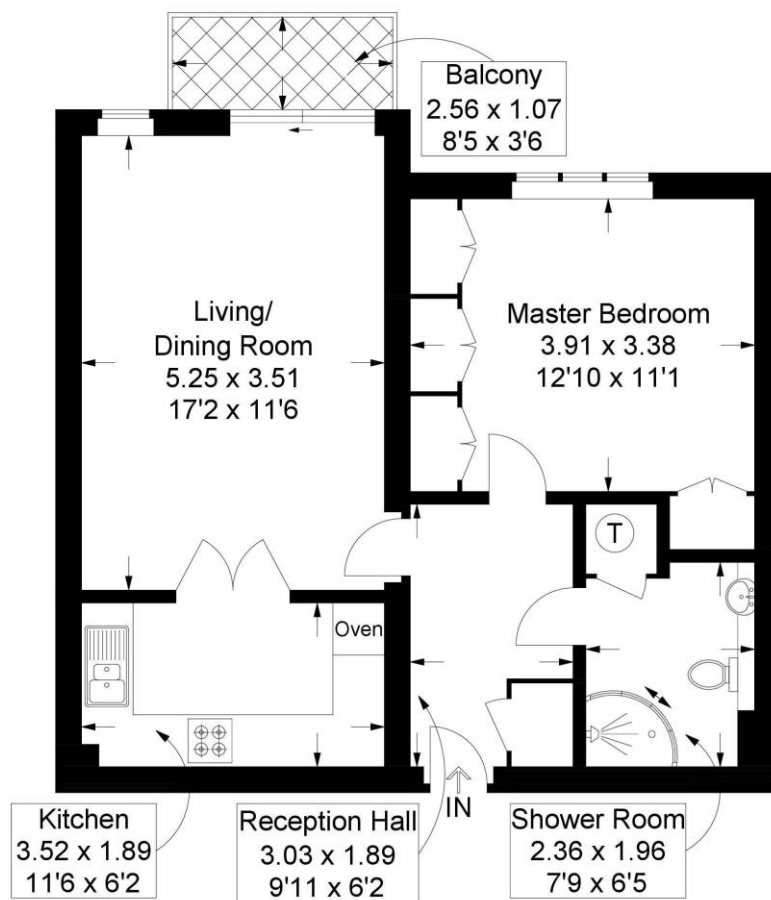
LANGSTONE COURT

4 DRAYTON LANE | DRAYTON | PO6 1BU



Langstone Court, Drayton Lane, Drayton

Approximate Gross Internal Area = 54.3 sq m / 584 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.

Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marmion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

www.fryandkent.com