

LANGSTONE COURT

DRAYTON LANE | DRAYTON | PO6 1BU



£295,000
Leasehold

- Ground Floor Apartment with Patio Area
- Popular Retirement Complex
- Two Bedrooms
- Well Presented Throughout - New Carpets
- *** Open Day - Wednesday 25th June ***
- Fitted Kitchen with Window
- 24 Hour Care-Line and Lodge Manager
- Superb Communal Facilities





In Brief

We are excited to bring to the market this delightful two bedroom retirement apartment which is situated on the ground floor of the ever-popular Langstone Court complex. The property is immaculately presented throughout, boasting warm tones and neutral décor, elegant wallpaper and newly fitted carpets. The primary bedroom has been fitted with additional stylish wardrobes and chest of drawers, which provide extra storage. The second bedroom is of good size and could also be used as a secondary reception or study. The modern kitchen benefits from a westerly facing window and is fully equipped with appliances, with a good range of storage units. We feel that the heart of the home is the open-plan living/dining area, with its feature fireplace surround and large patio doors which lead out to a personal external paved area – which offers a wonderful outdoor extension to the living space. The bathroom is designed for accessibility and comfort, featuring a walk-in shower with glass doors, modern fixtures and safety hand rail. Langstone Court is a high quality, securely gated development and offers outstanding communal facilities to include: the Raffles Lounge with its extensive roof terrace boasting far reaching views of The Solent and Portsmouth, two good sized buggy stores, two communal lounge/entertaining rooms, two laundry rooms, hairdressing salon, a fabulous 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 are holding an OPEN DAY on WEDNESDAY 25TH JUNE. Call the Drayton office to secure your appointment!

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KEY FACTS

Tenure : Leasehold 125 Year Lease from 2008
 Service Charges & Ground Rent - To be confirmed.
 EPC : To be confirmed.
 Council Tax Band : C



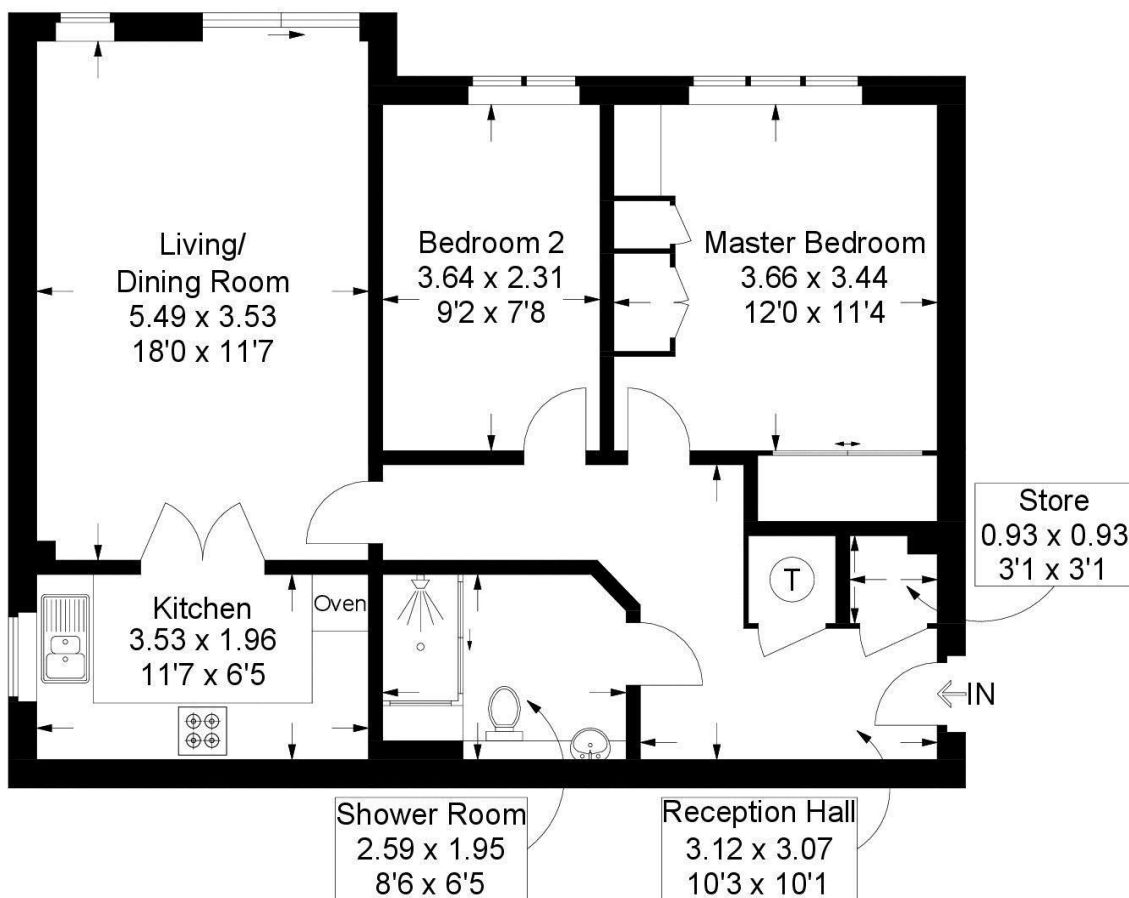
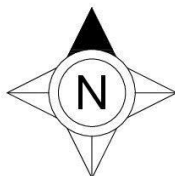
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Langstone Court, Drayton Lane, Drayton

Approximate Gross Internal Area = 69.0 sq m / 743 sq ft



Ground 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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