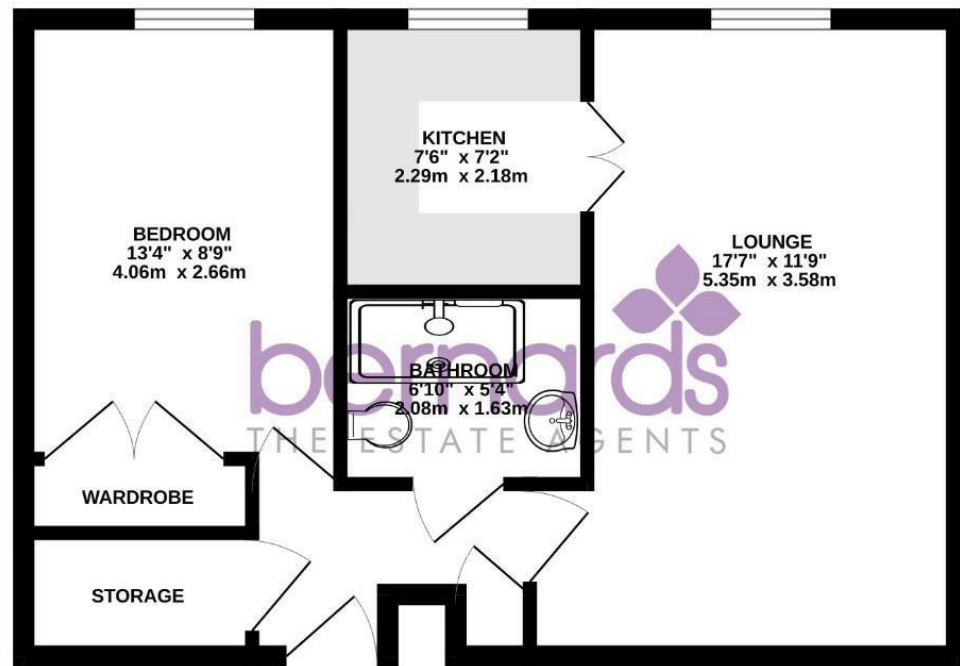


1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 448 sq.ft. (41.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.
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The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



Price £140,000

Havant Road, Portsmouth PO6 2JA



HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ MODERN FITTED KITCHEN
- ❖ COMMUNAL GARDENS AND LOUNGE
- ❖ RESIDENTS PARKING
- ❖ 125 YEAR LEASE FROM 2002
- ❖ ON SITE MANAGER
- ❖ 24 HRS EMERGENCY CALL SYSTEM
- ❖ GUEST SUITE
- ❖ MINIMUM AGE 60 YEARS
- ❖ MODERN BATHROOM

**** CHAIN FREE RETIREMENT APARTMENT IN PRIME LOCATION ****

We are delighted to offer for sale this lovely 1 bedroom first floor retirement apartment in popular location of Nightingale Court.

Situated on the Havant road in Drayton, the location could not be more convenient for local amenities, bus and rail links.

The building itself has a wonderful feel to it, creating a relaxed atmosphere for like minded folk looking for a well maintained building whilst offering a community to integrate into. With a

lovely communal lounge and gardens to enjoy regular get togethers, and a guest suite so friends and family can stay over.

The apartment itself offers everything you would expect with a good size lounge / dining area, modern well equipped kitchen, bedroom with fitted wardrobes and the bathroom with its sit-down double shower.

Available to view immediately and offered with no onward chain, we look forward to booking your internal inspection.

Call today to arrange a viewing

02392 728 091

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
17'6" x 11'8" (5.35 x 3.58)

KITCHEN
7'6" x 7'1" (2.29 x 2.18)

BEDROOM
13'3" x 8'8" (4.06 x 2.66)

BATHROOM
6'9" x 5'4" (2.08 x 1.63)

LEASEHOLD INFORMATION
LEASE - 125 Yrs from 2002

GROUND RENT - £350 per annum

MAINTENANCE - £3681.25 PER YEAR .

OFFER CHECK PROCEDURE -
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse"

style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

BERNARDS MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



Energy Efficiency Rating	
Current	Potential
83	86

Very energy efficient - lower running costs
(82 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs

EU Directive 2002/91/EC
England & Wales



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