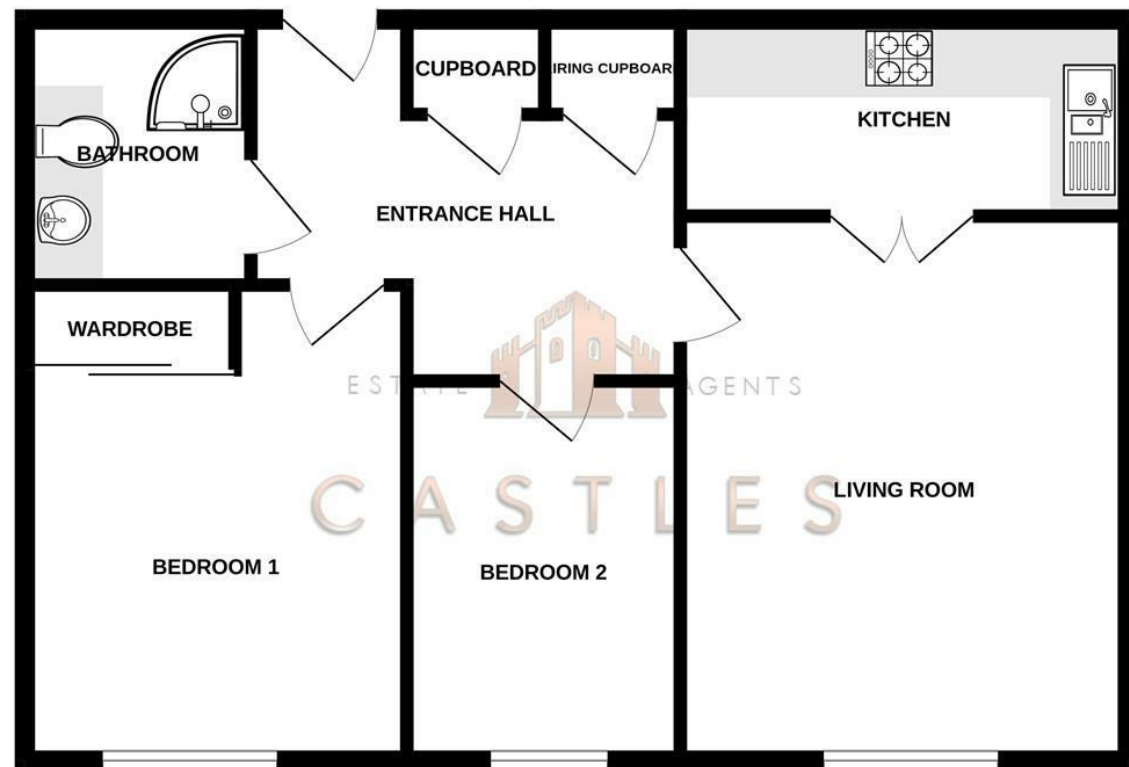


Floor Plan

GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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 operability or efficiency can be given.  
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Langstone Court Drayton Lane  
Portsmouth, PO6 1BU

We are pleased to welcome to the market this two bedroom ground floor retirement apartment in the popular over 60's development of Langstone Court, located in Drayton Lane, Drayton.

The apartment itself is well presented and consists of two bedrooms, open plan lounge - kitchen living area and spacious modern shower room. There are also built in storage compartments in the hallway and bedroom.

The development offers plenty of amenities including a roof terrace with seating area, lounge room and kitchen which can be reserved for birthday parties and gatherings. There is a hairdressing salon on site, laundry facilities, Gym and games room along with a large communal lounge on the ground floor.

There is off road parking and visitors parking which is accessible via the key coded gated entrance from Drayton Lane.

For more information or to arrange a viewing please call Castles today.

Offers over £225,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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# Langstone Court Drayton Lane

Portsmouth, PO6 1BU



- OVER 60'S
- ROOF TERRACE
- ON SITE MANAGER
- PRIVATE GATED DEVELOPMENT
- GROUND FLOOR
- RETIREMENT COMPLEX
- COMMUNAL LOUNGE
- LAUNDRY ROOM
- ON SITE GUEST SUITE
- CLOSE TO LOCAL SHOPS

## LOUNGE

13'1" x 15'1" (4.0 x 4.6)

## KITCHEN

12'9" 5'10" (3.9 1.8)

## SHOWER ROOM

6'10" x 7'6" (2.1 x 2.3)

## BEDROOM 1

10'9" x 13'1" (3.3 x 4.0)

## BEDROOM 2

7'10" x 10'9" (2.4 x 3.3)

## Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth

a last minute comparison before you purchase a property as the current deals can change weekly.

## Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

## Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name

document is required. Please note we cannot put forward an offer without the AML check being completed.

## Lease Information

Annual Ground Rent: £662.79

Annual Service Charge: £3742.30

\*Please be aware these have been provided by the sellers to the best of their knowledge and will be clarified specifically by your solicitors throughout the conveyancing process\*

