

36 Atkinson Court

118-124 Havant Road, Portsmouth, Hampshire, PO6 2HZ



**PRICE: Offers in the Region Of
£160,000**

Lease: 125 years from 2006

Property Description:

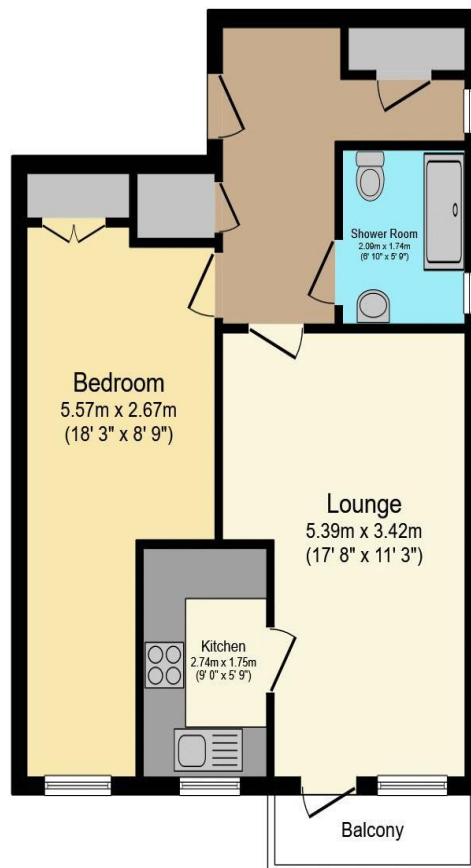
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR WITH THE BENEFIT OF A BALCONY!

Atkinson Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 46 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over of 60 years and the other 55 years. Please speak to your Property Consultant if you require information regarding Events Fee that may apply to this property.

Development Features:

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello call system
- Video door entry system (linked to Residents TV)
- Development Manager
- Hobby room and Guest Suite
- Minimum Age 60
- Lift to all floors
- Lease 125 years from 2006

Floorplan:



Total floor area 50.9 m² (548 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Registered in England No. 3829469



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RETIREMENT
HOMESEARCH

Rooms Description:

Interior Photos:

ENTRANCE HALL

Front door with spy hole. Emergency pull cord, intercom door entry system. Intruder alarm. Smoke detector. Illuminated light switch, power point. Ceiling light fitting. Airing cupboard housing the Pulsa coil unit, storage space and shelving.



LOUNGE/DINING AREA

Patio doors lead to Balcony. Power points. TV aerial point. Ceiling light fittings. Electric night storage heater. Telephone point. Emergency pull cord. Electric meter cupboard with storage space. Glass panelled doors leading to:



KITCHEN

Benefits from a window. Tiled and fitted with wall and floor cupboards. Sink unit, single drainer. Work tops. Built-in electric oven & four ring hob with overhead extractor hood. Integral fridge/freezer. Ceiling light fitting. Emergency pull cord. Electric heater.



BEDROOM

Double aspect. Built-in wardrobe with hanging rail and shelf over. Illuminated light switch. Power points. Telephone point. Electric night storage heater. Ceiling light fitting. Emergency pull cord. TV point.

SHOWER ROOM

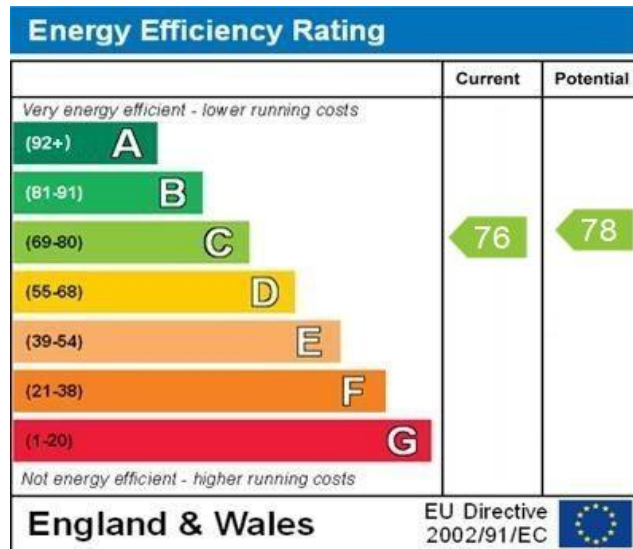
Fully tiled and fitted with suite comprising walk in shower with grab rails; emergency pull cord; WC with low level flush; vanity unit with shaving light. Ceiling light. Extractor fan. Wall mounted electric heater. Heated towel rail.



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Energy Performance Certificate:



For Financial Year Ending: 29/02/2025

Annual Ground Rent: **£395.00**

Ground Rent Period Review: **Next Uplift 2029**

Annual Service Charge: **£3300.32**

Council Tax Band: **C**

Event Fees: **1% Transfer 1% Contingency**

For more details or to make an appointment to view, please contact

Millie & Carla



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Part Exchange - Interested in this property? Need to sell your own?

Please phone us on 01425 632312 or

Email us on assuredpartexchange@retirementhomesearch.co.uk

These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.

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