



39 Langstone Court, Drayton Lane, Drayton, Hampshire, PO6 1BU

TOWN & COUNTRY  
SOUTHERN



- Leasehold
- Council Tax Band C
- Purpose Built 2 Bedroom Retirement Apartment
- Situated On The First Floor With A Balcony
- Outstanding Communal Facilities & House Manager
- Close To Amenities, Shopping & Surgery

A first floor purpose built apartment within this prestigious development. There are a number of outstanding features in the apartment itself, which provides good sized living accommodation, including a fitted kitchen, two double bedrooms, a large shower room and 17' living room with balcony, underfloor heating and double glazing. There are also outstanding communal facilities within Langstone Court which provides communal lounges, a private garden with Summer House and pond, as well as the excellent 'Raffles' lounge which is situated on the top floor providing good views over the rooftops towards Portsmouth. Other facilities include a guest suite with kitchen and shower room, hairdressing room, communal laundry, a family room, activity room and storage for buggies and bikes all being located within the lower ground floor, on the ground floor there is a computer area and House Manager's office. The whole development has been finished to a high quality with consideration given to those in residence with ample car parking, a Care-tech system, security access and the ability to be involved in a number of social pursuits if so required. Early internal viewing is strongly recommended to appreciate both the accommodation and location on offer.

**TO FIND THE PROPERTY:** From our office travel along the Havant Road in an easterly direction taking the first road on the left hand side into Drayton Lane where Langstone Court can be found almost immediately on the right hand side.





**ENTRANCE:** There are two primary points of access. From the rear is a vehicular and pedestrian security gated entrance via Drayton Lane. Communal grounds incorporating garden areas, external bin stores and car parking facilities. Main front door with security entry phone system, leading to:

**RECEPTION:** Staircase leading to upper floors, lift service to all floors, seating areas, staircase leading down to ground floor (front – Havant Road entrance).

**COMMUNAL AREAS:** From the Havant Road entrance there is a security entry phone system leading to communal hallway with lift service to all floors. Communal door leading to lobby area. Twin doors leading to lower ground floor reception. Doors to family room, guest suite, hairdressing salon, gymnasium, laundry, cycle store and toilet. Twin doors leading to staircase rising to all floors, various communal lounges and seating areas.

**TOP FLOOR LANDING:** Door with port hole window leading to inner landing. Door to roof top terrace and 'Raffles' lounge.

**FIRST FLOOR:**

**APARTMENT 39:** Front door with security spyhole leading to:

**HALLWAY:** 11'5" maximum x 10'0" Built-in storage cupboard with range of shelving, ceiling coving, smoke alarm, controls for underfloor heating, doors to primary rooms, Care-tech alarm system, further built-in cupboard housing hot water cylinder and pump system with shelving over.

**LIVING ROOM:** 17'2" x 11'7" Feature corner double glazed window with sliding door leading to balcony with floating glass balustrades and views over communal grounds towards the Havant Road, ceiling coving, controls for underfloor heating, twin glazed doors leading to kitchen, security entry phone, double glazed window to side aspect with blind.

**KITCHEN:** 11'6" x 6'1" Double glazed window to side aspect overlooking communal grounds, comprehensive range of matching wall and floor units with work surface over, inset single drainer sink unit with mixer tap, ceramic tiled surrounds, controls for underfloor heating, under unit

lighting, two storage cupboards with glazed doors, inset four ring Electrolux hob with extractor hood, fan and light over and range of drawers under, space for free standing fridge/freezer, eye-level Electrolux oven with drawers under and storage cupboard over, vinyl tile effect flooring, display shelving, wine rack.

**BEDROOM 2:** 11'1" x 7'7" Double glazed window to front aspect overlooking communal grounds and Havant Road protected by trees, ceiling coving, controls for underfloor heating.

**SHOWER ROOM:** Fully ceramic tiled to walls, vinyl flooring, large corner shower cubicle with curved panelled doors and hand grip, concealed cistern w.c. with shelf over, shaver point, mirror fronted medicine cabinet, sink unit with mixer tap and cupboards under, heated towel rail, extractor fan, ceiling spotlights.

**BEDROOM 1:** 13'4" x 10'7" Double glazed window to front aspect overlooking communal grounds and Havant Road protected by trees, ceiling coving, built-in floor to ceiling mirror fronted wardrobe to one wall with hanging space and shelving, controls for underfloor heating.

**TENURE:** Leasehold – 125 years from 1.1.2008 (109 years remaining).

**SERVICE CHARGE:** £3,942.00 per annum

**GROUND RENT:** £662.78 per annum.

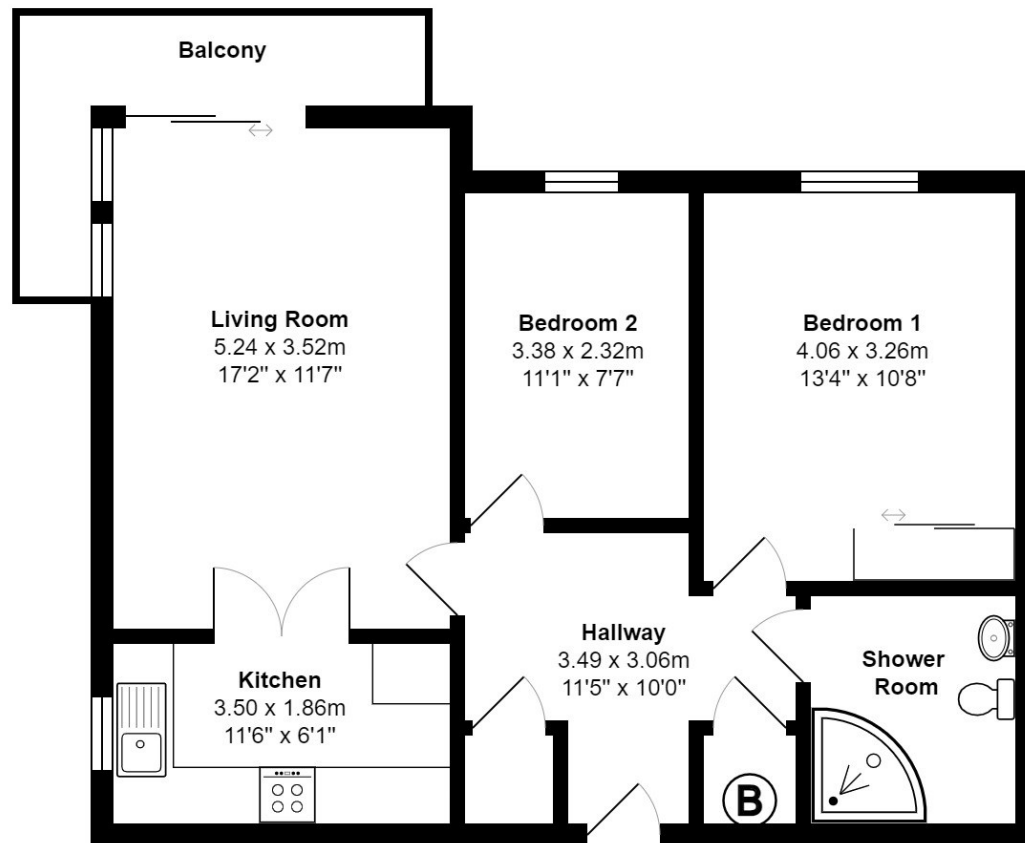
**MAINTENANCE:** Includes maintenance of communal gardens, security systems, communal areas etc., water and sewerage charges.

**AGENTS NOTES:** Council Tax Band C - Portsmouth City Council

Broadband – ASDL/FTTC Fibre Checker ([openreach.com](http://openreach.com))

Flood Risk – Refer to - ([GOV.UK](http://GOV.UK) ( [check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk) )





| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B | 85                      | 86        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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