



39 Atkinson Court, 118-124 Havant Road, Cosham, Hampshire, PO6 2HZ

TOWN & COUNTRY  
SOUTHERN

- £159,995 Leasehold
- A Purpose Built Second Floor Retirement Apartment
- One Double Bedroom
- 18' Sitting Room & Separate Dining Room
- No Forward Chain

A one bedroom retirement apartment which is situated on the second floor of a purpose built complex which is conveniently located close to both the Drayton and Cosham shopping facilities, bus routes, surgeries and QA Hospital. Atkinson Court was built by the recognised retirement specialists, McCarthy & Stone and benefits from security gated entrance, residents' car parking facilities, a large communal lounge, laundry facilities, hobby room and guest suite for relatives short stay opportunities. The apartment has many advantages such as double glazing, RCTT electric heating, a shower room, fitted kitchen, floor coverings throughout and no forward chain. Early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

**TO FIND THE PROPERTY:** From our office proceed along the Havant Road in a westerly direction towards Cosham where Atkinson Court can be found on the corner of Court Lane and Havant Road on the left hand side.

**ENTRANCE:** Lowered kerb leading to private driveway and twin wrought iron gates with pedestrian gate to one side with entry phone system and vehicular key fob controlled access leading to communal car parking area, residents' covered disabled buggy area with power supply, lawned garden with raised flowering borders and shrubs, evergreens and bushes. Twin communal doors with remote and entry phone system leading to:



INTERNAL LOBBY: Dimplex heater, ceiling spotlights, twin internal doors leading to:

COMMUNAL LOUNGE: Twin doors leading to garden, fireplace, radiators with covers over, house managers office, passageway to inner hallway with stairs and lift service to all floors, separate laundry room and refuse centre, archway leading to:

KITCHENETTE: Single drainer stainless steel sink unit, work surface, storage cupboards, heaters and lighting.

SECOND FLOOR: Landing, door to:

NO.39: Front door with security spyhole leading to:

HALLWAY: Pull cord alarm system, illuminated light switch, doors to primary rooms, built-in dresser style unit with twin glazed doors, glass shelving and book shelving to either side with cupboards under, entry phone, alarm panel, ceiling coving, built-in cupboard housing electric consumer box, large airing cupboard with boiler and range of shelving.

SHOWER ROOM: Fully ceramic tiled to walls, vinyl flooring, shower cubicle with sliding panelled door, vanity unit with oval wash hand basin and cupboards under, ~mirror, light and shaver point, heated towel rail, low level w.c., extractor fan, Dimplex wall heater.

BEDROOM: 15'8" maximum x 9'1" Slight angle to one wall, double glazed windows to rear aspect overlooking communal grounds and Havant Road, RCTT electric heater, built-in mirror doored wardrobes to one wall with hanging space and shelving, illuminated light switch, pull-cord alarm, ceiling coving.

SITTING ROOM: 18'7" x 10'9" Double glazed window to rear aspect overlooking communal grounds and Havant Road, RCTT electric heater, surround fireplace with electric fire, ceiling coving, arched opening leading to dining room, twin glazed doors leading to:

KITCHEN: 7'7" x 7'0" Slight angle to one wall, comprehensive range of matching wall and floor units with roll top work surface, inset single drainer stainless steel sink unit

with mixer tap, space for freezer, roll top work surface, ceramic tiled surrounds, double glazed window to rear aspect overlooking communal grounds and Havant Road, under unit lighting, integrated fridge with matching door, eye-level Hotpoint oven with storage cupboards over and under, inset four ring AEG electric hob with extractor hood, fan and light over, range of shelving, ceiling coving, vinyl flooring, Dimplex wall heater.

DINING ROOM: 11'5" x 7'0" Double glazed window to rear aspect overlooking communal grounds and Havant Road, Dimplex heater, ceiling coving.

COMMUNAL AREAS: On the ground floor there is a large communal lounge, laundry, refuse room and plant room.

TENURE: Leasehold - 125 years from 2005 - 105 years remaining.

SERVICE CHARGE: £3,300.32 p.a. (£1,650.16 payable per six monthly period). Inclusive of water, sewage, window cleaning, cleaning of communal areas, grass cutting and garden maintenance.

GROUND RENT: £395.00 p.a. (£197.50 paid half yearly)

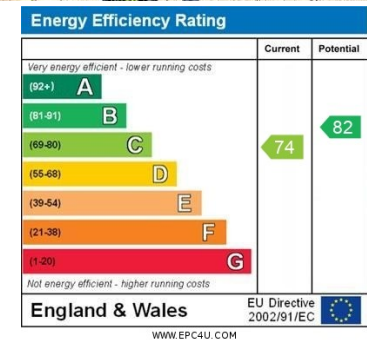
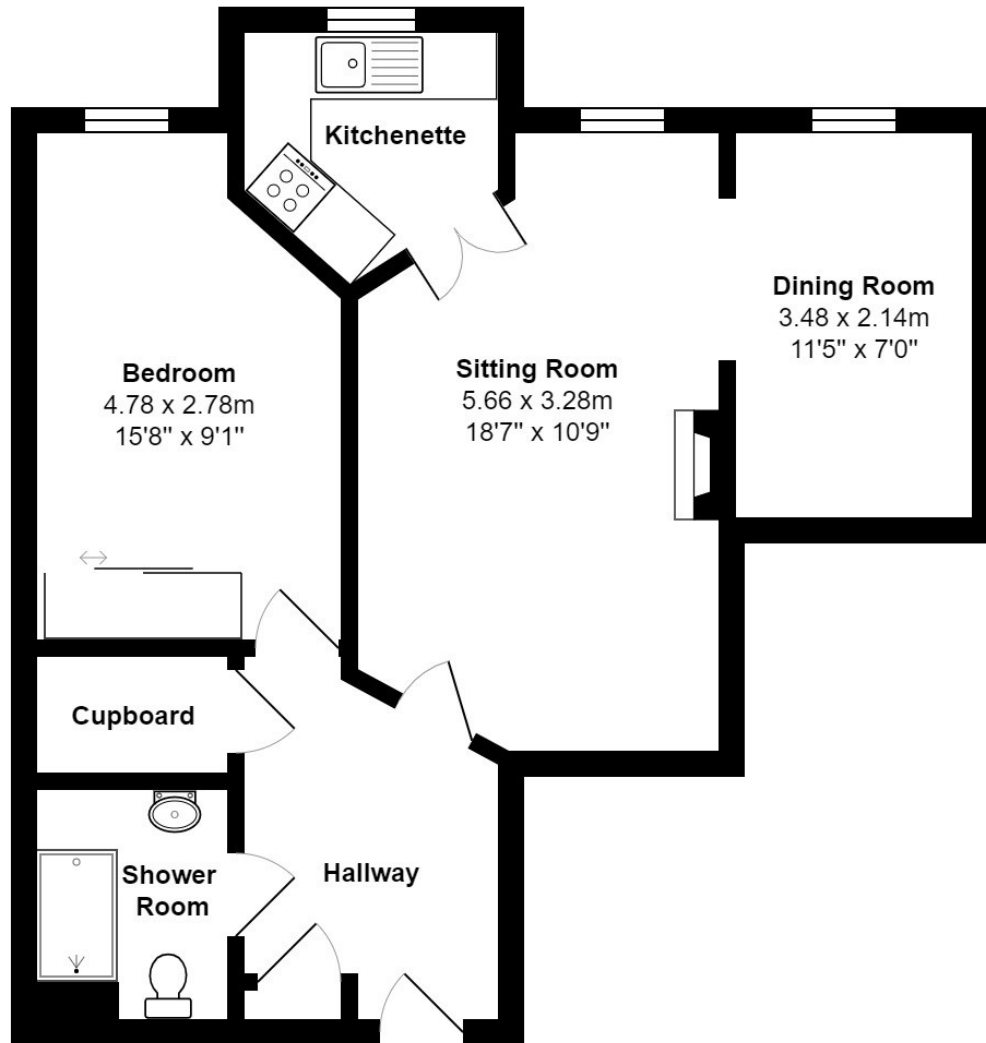
#### AGENTS NOTES:

Council Tax Band C - Portsmouth City Council

Broadband - ASDL/FTTC [Fibre Checker \(openreach.com\)](https://www.openreach.com)

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





141 Havant Road, Drayton, Portsmouth, Hampshire, PO6 2AA

T: 023 93 277 288 E: sales@townandcountrysouthern.co.uk

[townandcountrysouthern.co.uk](http://townandcountrysouthern.co.uk)

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.

**TOWN & COUNTRY**  
SOUTHERN