



18 Carrick Court, Drayton, Hampshire, PO6 2BF

TOWN & COUNTRY
SOUTHERN

- £325,000 Leasehold
- Two Bedroom Purpose Built Retirement Apartment
- Two Shower Rooms—One Ensuite
- Juliette Balcony
- Modern Fitted Kitchen
- Excellent Communal Facilities

A retirement apartment which sits proudly at the bottom of Carmarthen Avenue, one of the area's most acclaimed avenues which leads up to Portsdown Hill. Flat 18, is situated on the first floor with a westerly elevation, of a modern McCarthy & Stone development and comprises; hallway, bedroom, shower room, primary bedroom with ensuite and walk-in wardrobe, bedroom two, 23' lounge / dining room leading to a fitted kitchen with range of built-in appliances. From the sitting room there are French doors to a Juliette balcony. Carrick Court offers the residents a well-maintained communal gardens, large Club Lounge with library, car parking for residents and visitors, lifts to all floors, mobility scooter store and guest suite for visiting relations and friends. Being located just off the Havant Road it is ideally situated for access to local shops, surgeries, commutable road and rail links and bus stops are all within easy strolling distance.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction taking the third turning on the right-hand side into Carmarthen Avenue where the entrance for Carrick Court can be found almost immediately on the right hand side.



ENTRANCE: Travelling along Carmarthen Avenue in a northerly direction turn immediately right into Carrick Court residence car parking facilities and communal garden, brick paviour driveway with shrub borders, external lighting.

COMMUNAL ENTRANCE: External lighting, double glazed automated door with keypad opening leading to:

LOBBY: Double glazed windows overlooking communal garden, internal door, communal Club Lounge with windows overlooking patio area, seating area, T.V., and access to kitchenette, door to house managers office, internal twin doors leading to:

COMMUNAL HALLWAY: Lifts to all floors, the guest suite is located on the second floor, access to refuse, mobility scooter store and communal toilet.

FIRST FLOOR:

LANDING: Door to:

FLAT 18: Main front door with security spyhole leading to:

HALLWAY: Doors to primary rooms, illuminated light switch, pull cord to Care-Line system, walk-in storage cupboard housing hot water cylinder with range of shelving, electric consumer box and controls for heating.

BEDROOM 2: 15'5 x 9'7" Double glazed window to side aspect, controls for heating, ceiling ventilation, illuminated light switch.

SHOWER ROOM: Fully ceramic tiled shower area with floor drain away and drying area to one end, folding shower screen, hand grip, vanity unit with wash hand basin and mixer tap, shelving and mirror over, shaver point and light, concealed cistern w.c., pull-cord alarm, tiled flooring, chrome heated towel rail.

BEDROOM 1: 20'0" x 9'11" maximum. Dual aspect with double glazed windows to front and side aspect with ceiling ventilation, controls for heating, illuminated light switch, door to:

EN-SUITE SHOWER ROOM: Double glazed windows to side and rear aspect, fully ceramic tiled shower area with floor drain away and drying area to one end, hand grip, vanity unit with wash hand basin and mixer tap, shelving and mirror over, shaver point and light, concealed cistern w.c., pull -cord alarm, tiled flooring, chrome heated towel rail.

WALK-IN WARDROBE: Range of shelving, hanging rails, shoe rail, lighting.

LOUNGE / DINING ROOM: 23'7" x 11'5" Double glazed French doors leading to Juliette balcony, twin ceiling pendant lights, T.V. point, internal glazed door to:

KITCHEN: 9'5" x 7'5" Double glazed window to side aspect, range of white fronted wall and floor units, inset single drainer sink unit with mixer tap, integrated dishwasher with matching door, range of pan drawers, soft close mechanism, inset four ring electric hob with extractor hood, fan and light over, ceramic tiled surrounds, ceiling ventilation, eye-level Hotpoint oven with microwave over, storage cupboards over and under, integrated fridge and freezer with matching doors, tiled flooring, kick plate spotlights, under unit lighting.

GUEST SUITE: Second floor.

MAINTENANCE: £5350.94 2024/25

LEASE: 999 Years from 2016

GROUND RENT: £495.00 pa

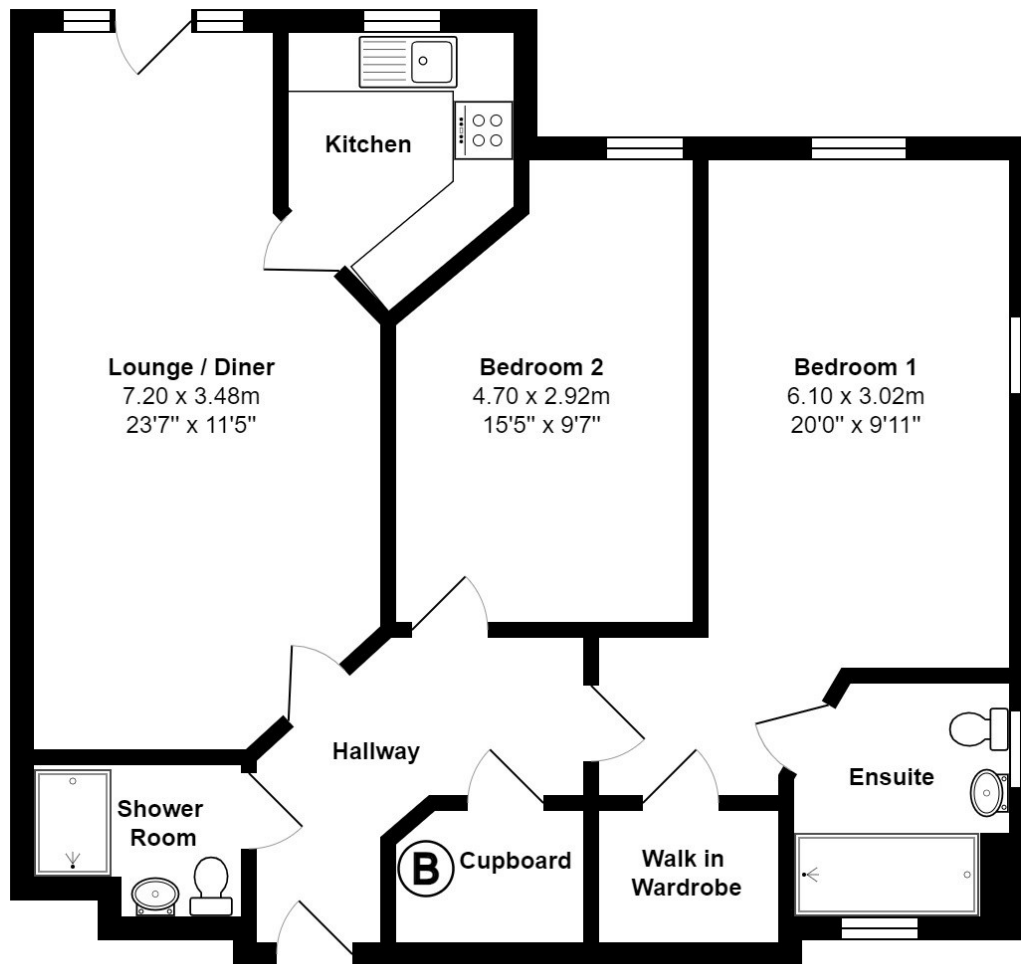
AGENTS NOTES:

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))





Total Area: 81.7 m² ... 879 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(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	
<small>WWW.EPC4U.COM</small>			

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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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