



29 Karen Avenue, Drayton, Hampshire, PO6 2HR

TOWN & COUNTRY
SOUTHERN

- £180,000 Leasehold
- First Floor Flat
- No Forward Chain
- 3 Bedrooms
- Gas Heating & Double Glazing
- Outside Store
- Viewing Essential

PROPERTY SUMMARY: A spacious 3 bedroom first floor apartment in a cul-de-sac location. The block is only 6 similar apartments. The accommodation comprises; hallway, three bedrooms, a fitted kitchen with some white goods, bathroom and separate cloakroom as well as 17' living room leading onto a private balcony. Offered with gas central heating, double glazing, floor coverings throughout and garden store, this apartment is ideally suited for those looking for a quiet backwater location yet within easy reach to local shopping amenities, commutable road links, recreational grounds and local schools. With no forward chain early internal viewing is strongly recommended to appreciate the location and accommodation on offer.

ENTRANCE: Lawned gardens to either side of pathway with handrail leading to the communal front door with security entry system.



COMMUNAL HALLWAY: Staircase rising to the first floor, door leading to covered external storage cupboard, bin stores and drying area.

FIRST FLOOR: Landing with built-in allocated storage cupboard, security double glazed main front door with chrome furniture leading to:

HALLWAY: Wood laminate flooring, access to loft space, radiator, entry phone system, central heating control, cupboard with shelving, doors to:

LIVING ROOM: 17'0" x 10'10" (5.18m x 3.3m) Double glazed window to the front aspect with door to the side leading to the balcony, radiator, electric wall mounted fire.

BEDROOM 1: 14'6" x 9'5" (4.42m x 2.87m) Double glazed window to the front elevation, radiator, TV point, built in double wardrobe with hanging and shelving storage.

BEDROOM 2: 11'0" x 9'4" (3.35m x 2.84m) Double glazed window to the rear aspect, built in double wardrobe, radiator.

BEDROOM 3: 9'1" x 7'9" (2.77m x 2.36m) Double glazed window to the rear, built in double wardrobe.

BATHROOM: White suite comprising panelled bath with mixer tap and shower over, double glazed window to the rear, wash hand basin, fully tiled walls, laminate flooring.

SEPARATE CLOAKROOM: WC and window to the rear aspect.

KITCHEN: 10'7" x 7'9" (3.23m x 2.36m) Double glazed window to the rear aspect, one wall mounted unit housing the gas fired combination boiler (not tested), range of white fronted wall and base units, stainless steel single drainer sink unit, four ring gas hob with extractor hood over and electric oven below, space and plumbing for slimline dishwasher, space for fridge.

BALCONY: With room for chairs and views down the avenue.

AGENT NOTES

GROUND RENT: TBA

MAINTAINENCE: £2376 pa

LEASE: 125 Years from 1990 (90 years remaining)

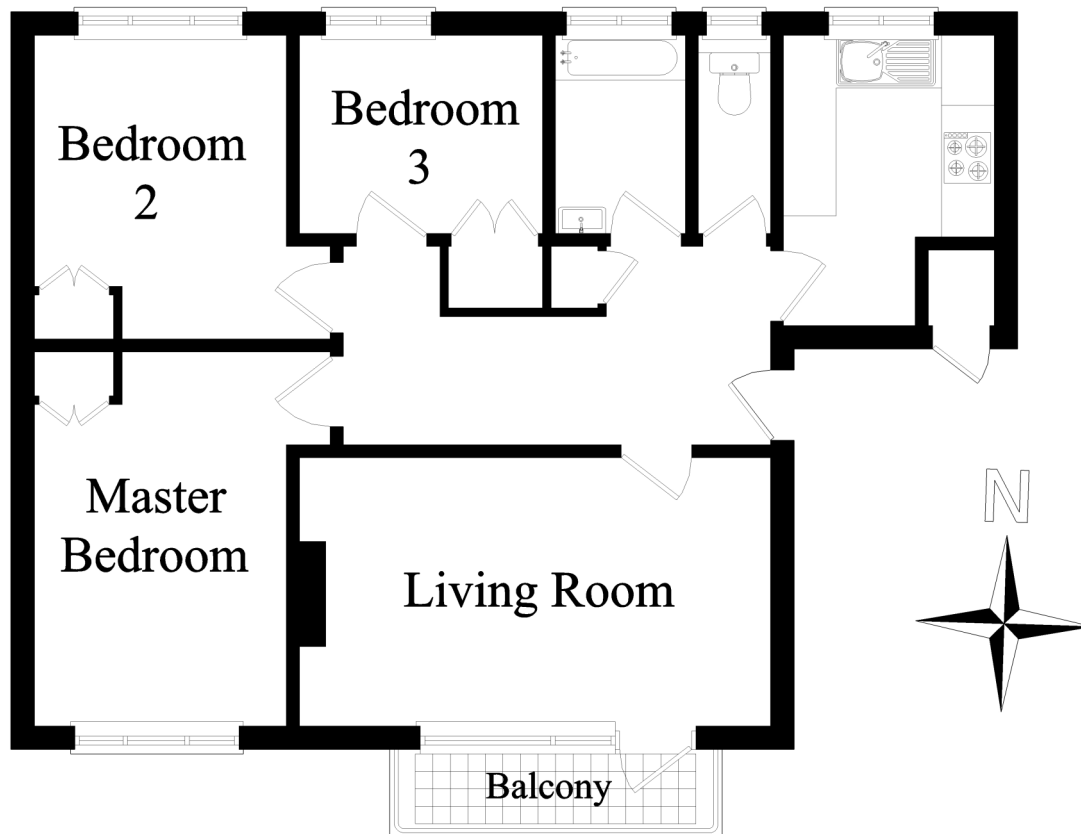
Council Tax Band A - Portsmouth City Council

Broadband – ADSL/FTTC [Fibre Checker \(openreach.com\)](#)

Flood Risk – Refer to -

[\(GOV.UK \(check-long-term-flood-risk.service.gov.uk\)\)](#)





Approximate Internal Floor Area
74.6 Sqm / 802.9 Sqft

This floor plan is for illustrative purposes only.
Please check all dimensions and compass bearings.
Created by Keven Fielder redleif@hotmail.co.uk

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 74 |
| (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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