



£140,000
Flat 18, Nightingale Court
Drayton, PO6 2JA

PROPERTY SUMMARY

NO FORWARD CHAIN! We are delighted to welcome to the sales market this one bedroom first floor retirement apartment situated in the popular location of Nightingale Court, Drayton. Located within a close proximity to local shops and amenities the property is offered with no forward chain and benefits from electric heating, residents parking, modern kitchen, 17' lounge/diner , modern shower room, 13' bedroom, 24 hour emergency call system and a lift to all floors. The development offers additional facilities for guests and residents, which primarily include a communal lounge, laundry room and guest suite (subject to availability) and generous south facing communal garden. An internal viewing is highly recommended and can be arranged by contacting Jeffries and Dibbens (Drayton) today.





ENTRANCE HALL

LOUNGE 17' 6" x 11' 8" (5.33m x 3.56m)

KITCHEN 7' 6" x 7' 1" (2.29m x 2.16m)

BEDROOM 13' 3" x 8' 8" (4.04m x 2.64m)

BATHROOM 6' 9" x 5' 4" (2.06m x 1.63m)

LEASE INFORMATION

125 Year Lease from 2002

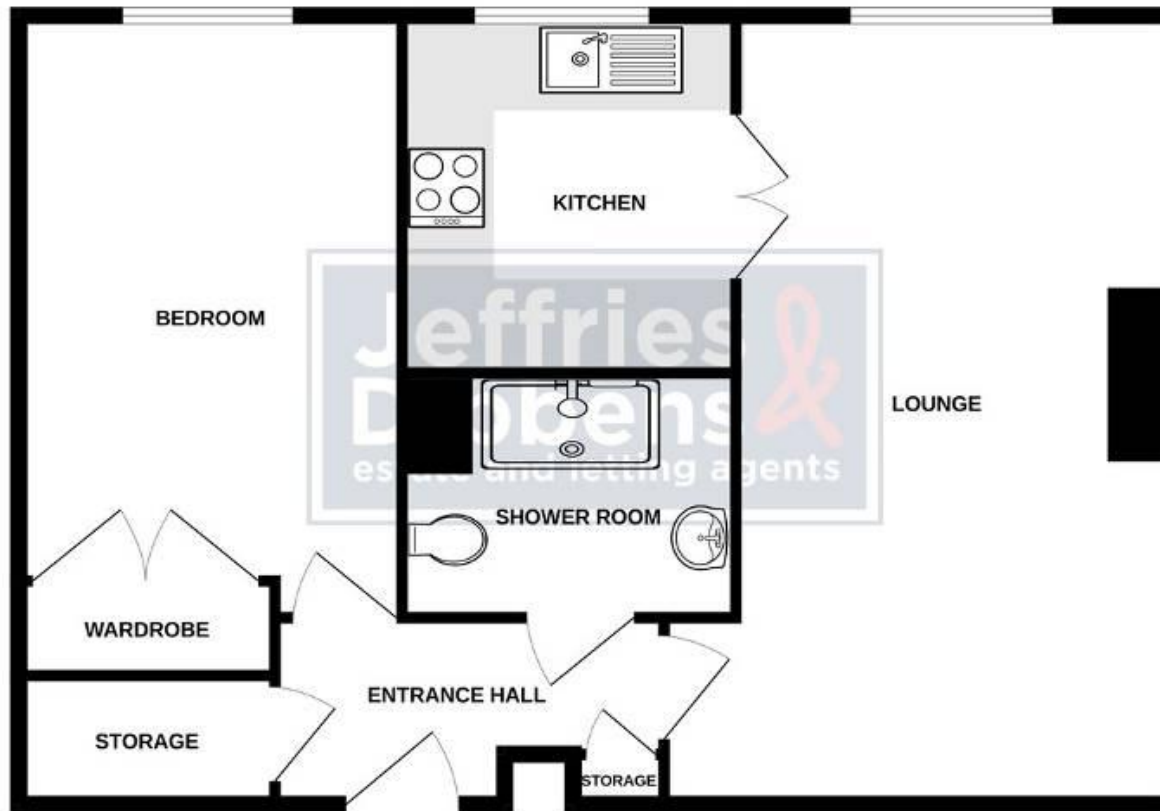
Annual Ground Rent: £350.00

Annual Service Charge: £3681.25

Building insurance and water rates included.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Jeffries
Dibbens &**
estate and letting agents

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements