

GUIDE PRICE

**£152,500**

**Flat 39, Atkinson Court**

Drayton, PO6 2HZ



NO FORWARD CHAIN! We are delighted to offer for sale this purpose built one bedroom second floor apartment situated in Atkinson Court, Drayton. Built by McCarthy & Stone in 2005, this development benefits from a security gated entrance, residents car parking facilities, a large communal lounge, laundry facilities, hobby room and a guest suite for relative short stay opportunities. The apartment itself boasts double glazing, electric heating, a shower room, fitted kitchen and no chain. An internal viewing is highly recommended to appreciate the accommodation of location on offer.





## **ENTRANCE HALL**

## **SHOWER ROOM**

**BEDROOM** 15' 8" max x 9' 1" (4.78m max x 2.77m)

**SITTING ROOM** 18' 7" x 10' 9" (5.66m x 3.28m)

**KITCHEN** 7' 7" x 7' 0" (2.31m x 2.13m)

**DINING ROOM** 11' 5" x 7' 0" (3.48m x 2.13m)

## **OUTSIDE**

## **COMMUNAL GARDENS**

**PARKING** Residents and visitor parking.

## **LEASE INFORMATION**

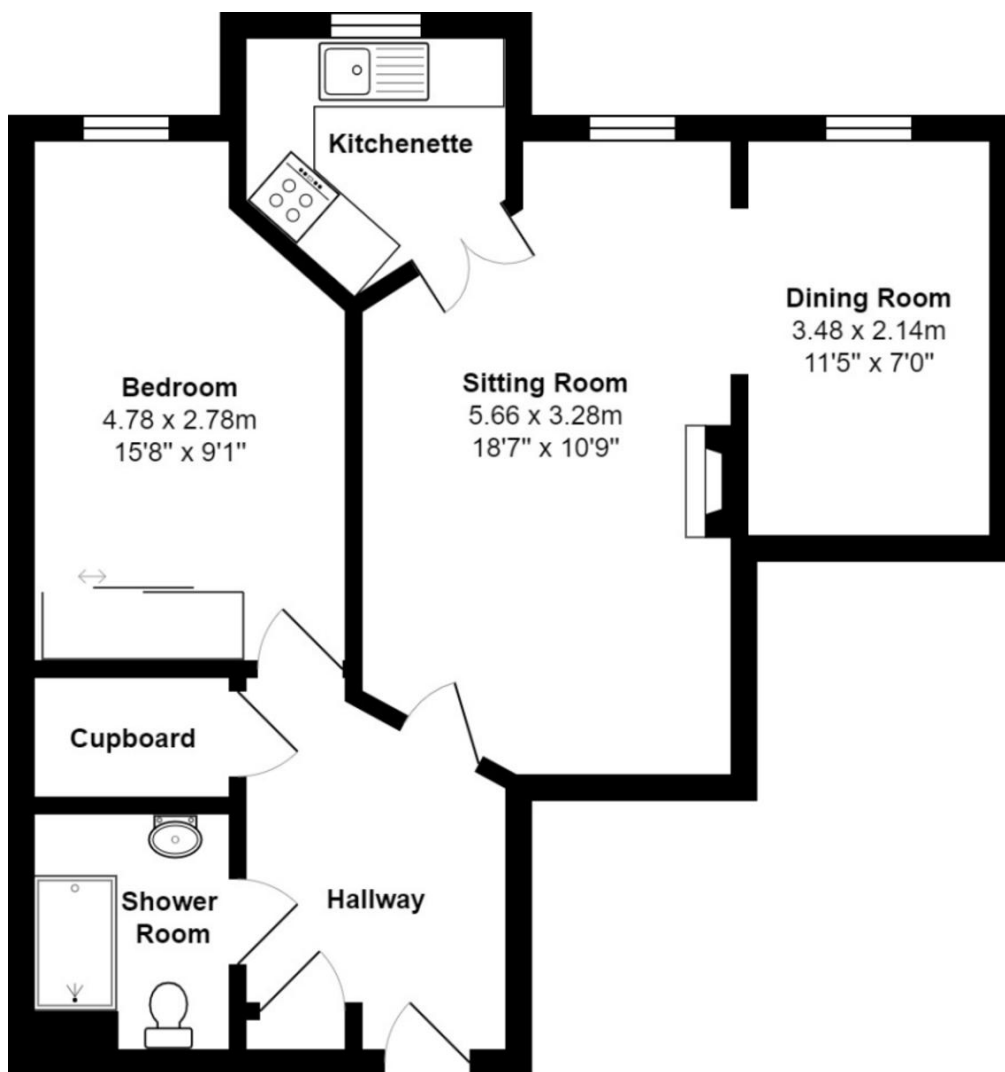
As of October 2024 the vendor has informed us that the lease details are as follows:-

Balance Of Lease: 105 (approx) years remaining

Service/Maintenance Charges: £3300.32 (approx) per annum  
(£1650.16 payable every 6 months)

Ground Rent: £395.00 per annum  
(£197.50 payable half yearly)

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.




**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

**Jeffries  
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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.