

£179,950
9 Winslow Court
Drayton, PO6 1HJ

We are delighted to offer to the market this beautifully presented second floor, two bedroom property located in the sought after location of Solent Road, Drayton. This modern decorated home boasts a 17'5 lounge/diner, kitchen with integrated appliances, two double bedrooms, bathroom, south facing decked balcony, off road parking and is close to local amenities and transport links. One of the many other benefits include the stunning views that stretch from Hayling Bridge and across Langstone Harbour to the Spinnaker Tower and round to the Sails of the South. An internal viewing is highly recommended and can be arranged by contacting Jeffries and Dibbens (Drayton).





PERSONAL ENTRANCE HALLWAY

BEDROOM ONE 10' 7" x 9' 11" (3.23m x 3.02m)

BEDROOM TWO 9' 11" x 8' 11" (3.02m x 2.72m)

BATHROOM 6' 8" x 6' 5" (2.03m x 1.96m)

LOUNGE/DINER 17' 5" x 10' 11" (5.31m x 3.33m)

KITCHEN 9' 11" x 7' 11" (3.02m x 2.41m)

SOUTHERLY FACING BALCONY with panoramic views.

PARKING Allocated off road parking space.

LEASE INFORMATION

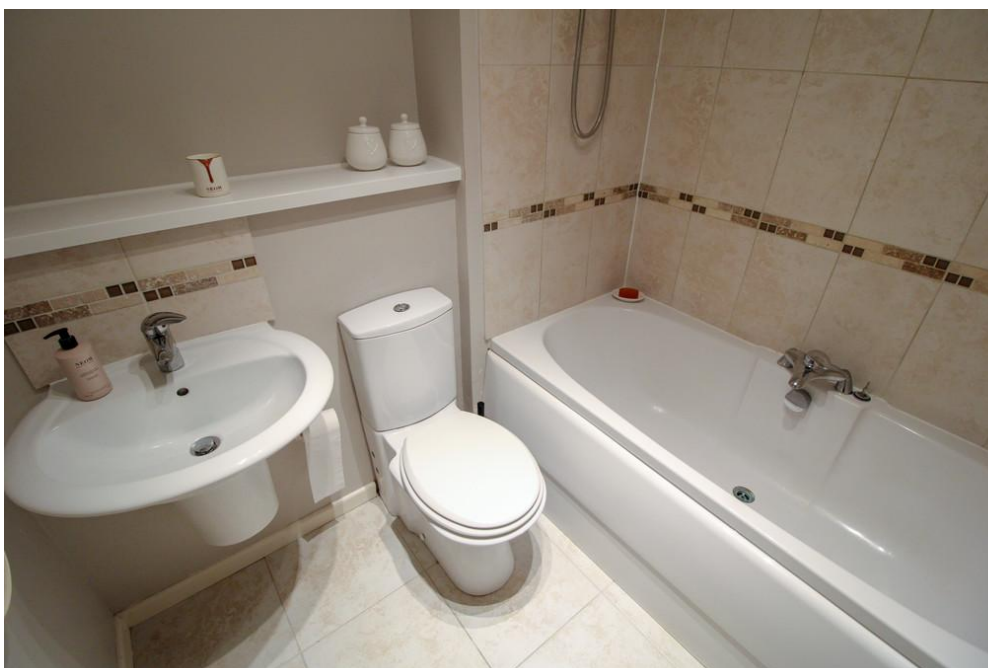
As of November 2024 the vendor has informed us that the lease details are as follows:-

Freeholder/Managing Agent: Evolve Block Management

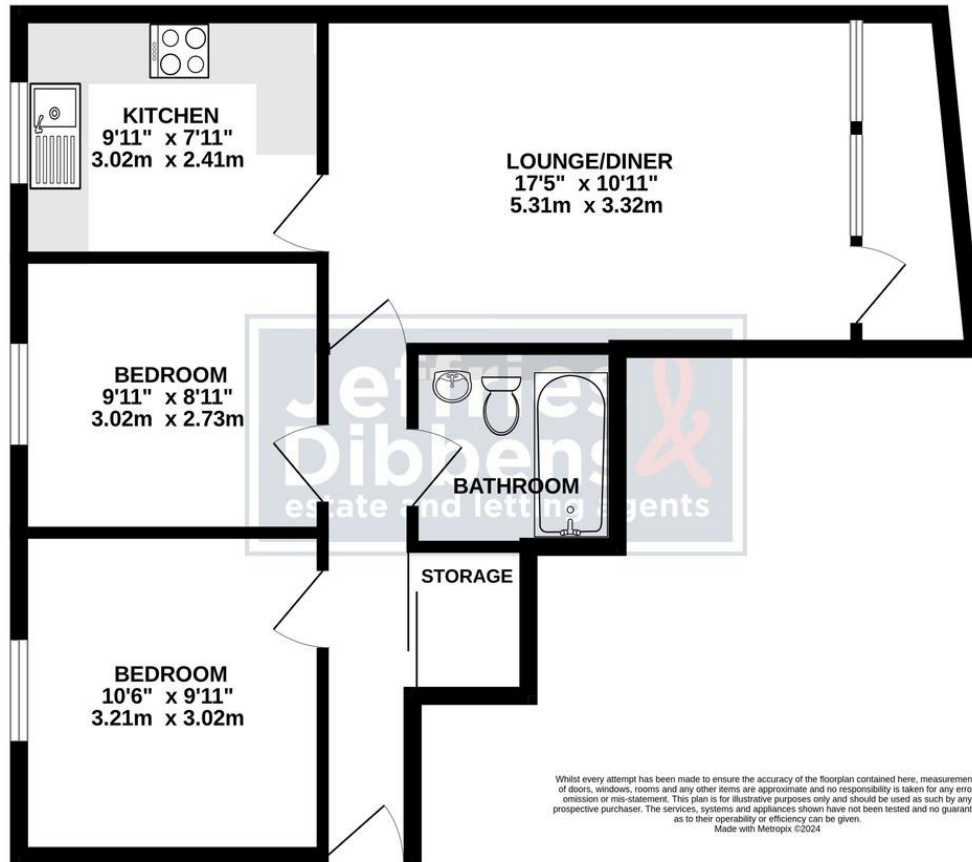
Balance Of Lease: 125 year lease from 1970 – 71 years remaining
Vendor is in the process of extending the lease.

Service/Maintenance Charges: £172.00 per month
including Ground Rent & Buildings Insurance

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



SECOND FLOOR

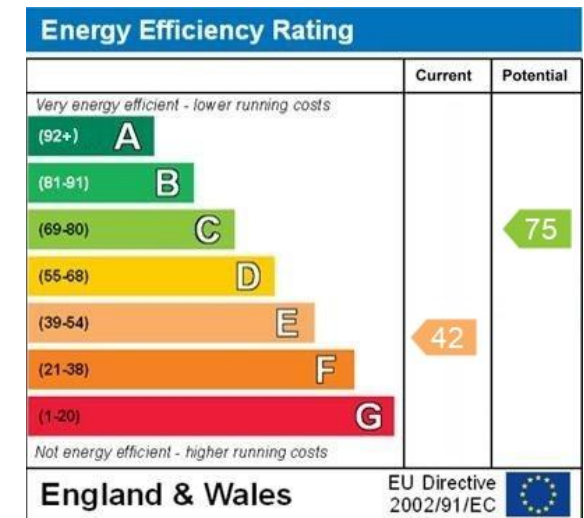


LOCAL AUTHORITY
Portsmouth City Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



**Jeffries
Dibbensen**
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.