

OFFERS OVER

**£180,000**

**5 Aldsworth Close**

Drayton, PO6 1QR

## PROPERTY SUMMARY

We're pleased to present to the market this spacious two bedroom Maisonette situated in the central Drayton location of Aldsworth Close. The accommodation consists of a modern kitchen, a spacious lounge, two bedrooms and a family bathroom. Other benefits include, double glazing, gas central heating and an extended lease. To arrange your viewing contact our Drayton Office today!





## **ENTRANCE HALL**

**KITCHEN** 11' 5" x 9' (3.48m x 2.74m)

**LOUNGE** 15' 8" x 12' 2" (4.78m x 3.71m)

## **LANDING**

**BEDROOM ONE** 015' 8" x 12' 3" (4.78m x 3.73m)

**BEDROOM TWO** 9' 1" x 8' 3" (2.77m x 2.51m)

## **BATHROOM**

**LEASE INFORMATION** As of January 2025 the vendor has informed us that the lease details are as follows:-

Freeholder/Managing Agent: Hellier and Langston

Balance Of Lease: Approx 125 years remaining

Service/Maintenance Charges: Nil, any maintenance work is split between the 6 properties.

Buildings Insurance Charges: £222.63 per annum

Ground Rent: £60 Per annum

Service Charge Review Period: N/A

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



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**  
Leasehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

**Jeffries  
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