

FLAT 10 LANGSTONE COURT DRAYTON LANE, PORTSMOUTH



£235,000 Leasehold

We're pleased to present to the market this well presented first floor apartment, located in the sought after retirement development of Langstone Court, Drayton. The amenities on offer briefly include a Guest Suite, a Laundry Room, buggy and bike stores, Family Room and a top floor "Raffles Lounge" with access onto a large south facing roof terrace with views over Portsmouth. Inside the apartment you will find a spacious lounge with private balcony, a good size double bedroom, a well appointed kitchen and a shower room. To the front of the block there are ample parking facilities accessed via the security gates from Drayton Lane. To arrange your viewing contact our Drayton Office today!

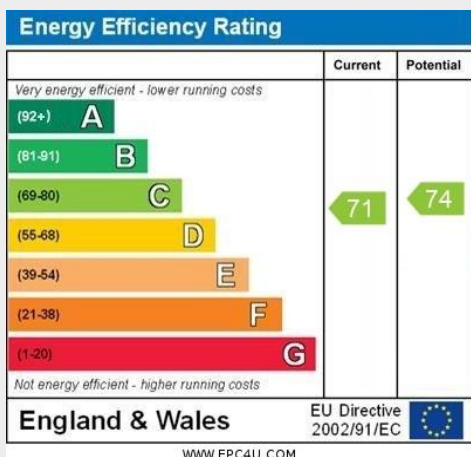


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COMMUNAL ENTRANCE

Secure telecom system, stairs and lift access to all floors.

FRONT DOOR TO PROPERTY

HALLWAY

SHOWER ROOM

7' 8" x 7' 5" (2.34m x 2.26m)

KITCHEN

13' 4" x 7' 6" (4.06m x 2.29m)

LOUNGE

18' 4" x 11' 6" (5.59m x 3.51m)

Access to balcony

BEDROOM

13' 5" x 11' 8" (4.09m x 3.56m)

AGENTS NOTE

Council Tax Band C with Portsmouth City Council



LEASE INFORMATION:



As of 14/10/2025, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Churchill Estates Management

Balance of Lease: Approx. 107 years remaining as of 14/10/2025

Ground Rent Charges: £231.97 every 6 months

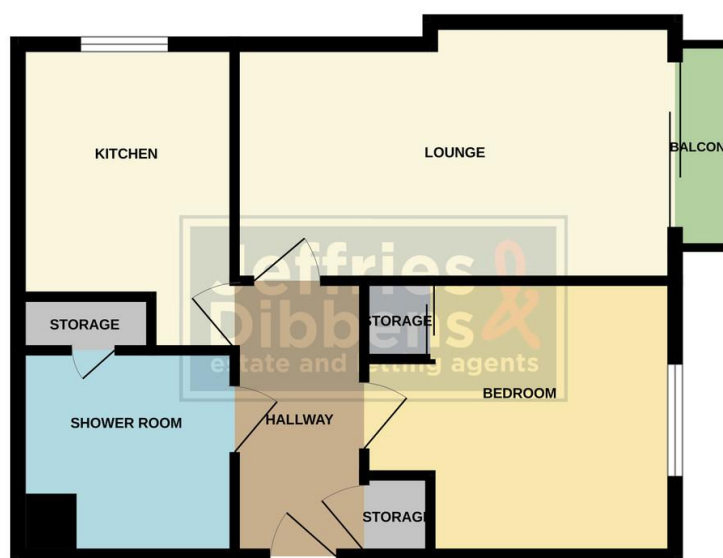
Ground Rent Review Period: Unsure

Maintenance/Service Charges: £1268.32 every 6 months

Maintenance /Service Charges Review Period: Unsure

Building Insurance: £11.75 per month

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 herein, 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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