

SIMMONDS LODGE

HAVANT ROAD | DRAYTON | PO6 2DE



£280,000
LEASEHOLD

- Outstanding Upper Floor Retirement Apartment
- Spacious and Well-Presented Accommodation
- Two Generous Bedrooms
- Contemporary Shower Room and Cloakroom
- Fantastic Living Room with Dining Area and Two Windows
- Modern Fitted Kitchen with Velux
- Attractive Gardens and Residents Parking
- Communal Facilities including 24/7 Care Line





In Brief

Enjoying a southerly facing aspect, we are delighted to bring to the market this very spacious and elegant, upper floor retirement apartment. Boasting generous and well-presented living spaces throughout, the property has been thoughtfully designed creating a cohesive and inviting ambiance. Upon entering, a welcoming hallway sets the tone with its neutral décor, lighting and decorative dado rails. Opening then into the true heart of the home, an ample open-plan living and dining area, with feature fireplace surround and ceiling fans/lights. A good sized built-in cupboard measuring 10' x 3'8 is located off and provides a fabulous space for all your storage needs. Large windows flood the space with natural light, while sloped ceilings add character to the room. The kitchen is a modern marvel, with sleek grey cabinetry, ample counter space, and integrated appliances. A skylight above ensures the space remains bright and airy. Both bedrooms are of good proportions, with the primary benefiting from a built-in wardrobe. Both rooms feature large windows that offer views of the surrounding area. The contemporary shower room is well-appointed and features a spacious curved shower enclosure and heated towel rail and for additional convenience, there is also a stylish separate cloakroom accessed from the hall. Simmonds Lodge was developed for the over 60s in 2016 and is conveniently located close to local amenities, bus routes and Queen Alexandra Hospital. The complex has many facilities including communal lounge, a guest suite, fitness and well-being rooms as well as pretty, attractive and well-tended communal gardens – and resident's car parking. The 24/7 careline provides peace of mind to relatives and there is an on-site Lodge Manager.

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KEY FACTS

Tenure : Leasehold - 116 Years Remaining

Ground Rent : £845.32

Service Charges : £4668.64

Council Tax Band : C

EPC Rating : C



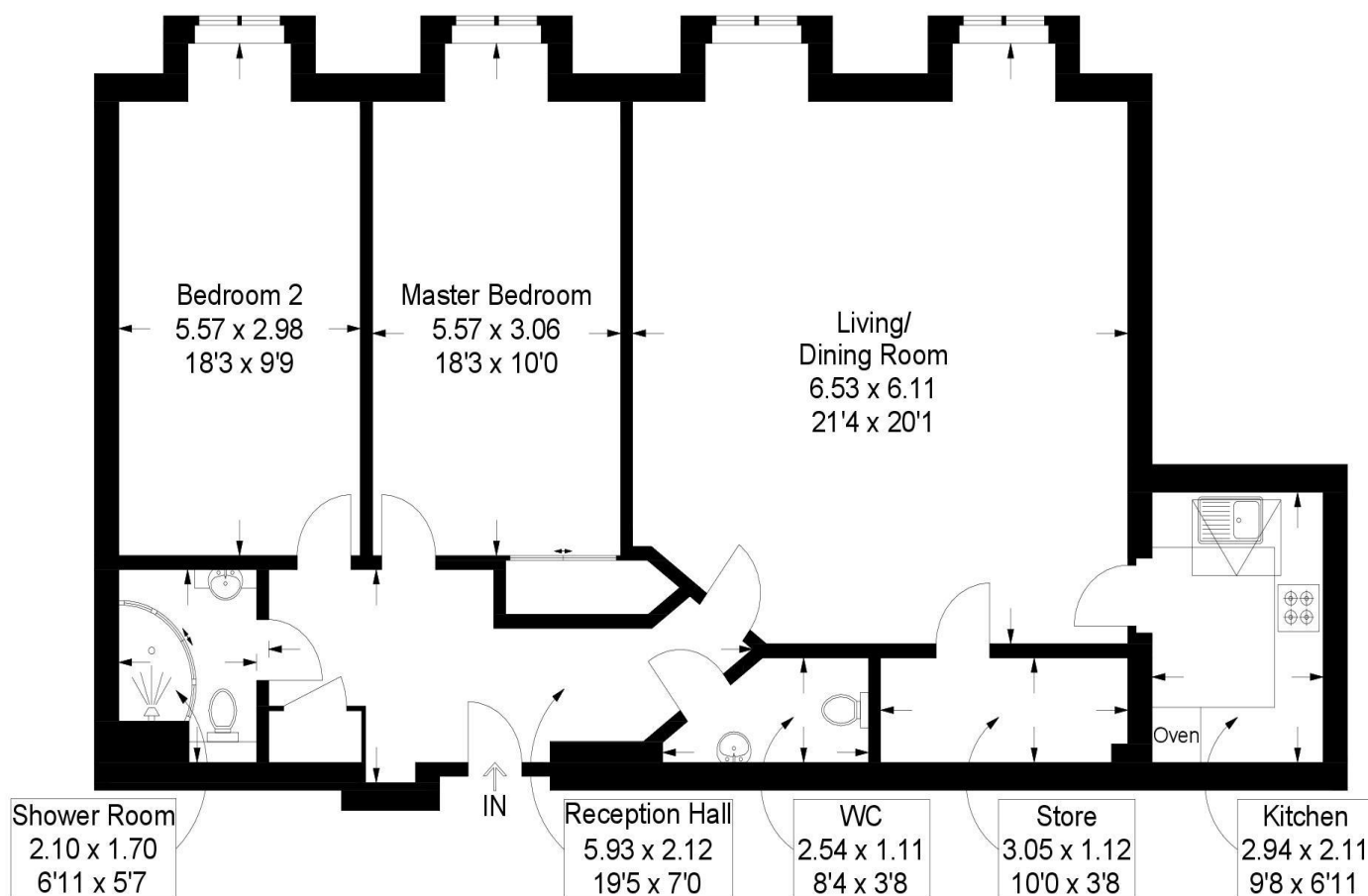
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Simmonds Lodge, Havant Road, Drayton

Approximate Gross Internal Area = 99.9 sq m / 1075 sq ft



Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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