



5 Hillside Court, 16 Solent Road, Drayton, Portsmouth, Hampshire, PO6 1HH

TOWN & COUNTRY
SOUTHERN

- A Purpose Built Ground Floor Apartment
- Two Bedrooms
- Newly Fitted Kitchen & Shower Room
- Garage and Parking
- Recent Refurbishments Include New Consumer Unit
- Close to Amenities & Motorway Links
- No Forward Chain
- Viewing Highly Recommended
- £225,000 Leasehold

PROPERTY SUMMARY

A recently renovated ground floor apartment with 670 sq ft of living space comprising: hallway with storage cupboard, 14' living room, refitted kitchen; two double bedrooms and a newly refitted shower room. The apartment is offered with double glazing, a garage and with no forward chain. Located in a popular residential location close to shops, amenities and commutable road and rail links, early viewing is strongly recommended in order to appreciate not only the accommodation but also the location on offer.

ENTRANCE

Communal front door leading to foyer with stairs to all floors. No.5 is located on the ground floor on the right hand side.

HALLWAY

Wooden doors to primary rooms, vinyl laminate flooring, large walk-in storage cupboard housing gas and electric meters and new consumer unit.

SHOWER ROOM

7' 6" x 5' 6" (2.29m x 1.68m) Fully ceramic tiled shower cubicle with Mira Sport shower, tall chrome heated towel rail, white combination unit with wash hand basin with cupboards under and concealed cistern w.c. mirror with automated lighting over, ceramic tiled flooring, extractor fan.



KITCHEN

16' 7" x 7' 5" (5.05m x 2.26m) Comprehensive range of Cashmere soft closing wall and floor units to one wall with white brick effect tiled splashback, under unit lighting, stainless steel single drainer sink with mixer tap, Hooper four ring ceramic hob with electric oven under and concealed extractor hood over, tall larder style cupboard, space for fridge/freezer, space along wall for breakfast bar, double glazed window to side aspect, door to:

UTILITY CUPBOARD

Space and plumbing for washing machine and tumble dryer.

LIVING ROOM

14' 0" x 10' 11" (4.27m x 3.33m) Double glazed window with privacy film to front aspect double radiator, T.V. point, part-glazed door to hallway, newly fitted carpet.

BEDROOM 1

11' 1" x 10' 5" (3.38m x 3.18m) Double glazed window to front aspect, radiator, T.V. point, newly fitted carpet.

BEDROOM 2

10' 5" x 8' 0" (3.18m x 2.44m) Double glazed window to front aspect, radiator, T.V. point, newly fitted carpet.

GARAGE

Up and over door, No.5 in garage block.

AGENTS NOTES

Council Tax Band B - Portsmouth City Council
Broadband – ADSL/FTTC
Fibre Checker (openreach.com)
Flood Risk – Refer to -
(GOV.UK (check-long-term-flood-risk.service.gov.uk)

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer.

A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.

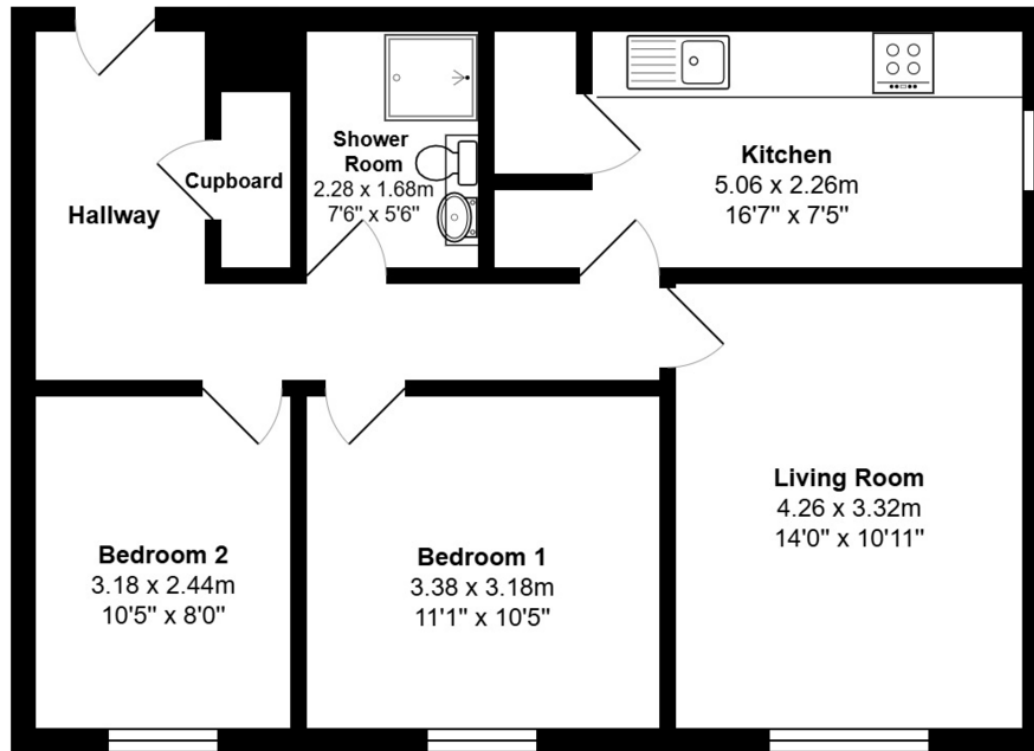
LEASE

150 years from 1967 - 91 years remaining

SERVICE CHARGE

£1260 Per Annum / Ground Rent £0





Total Area: 62.3 m² ... 670 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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