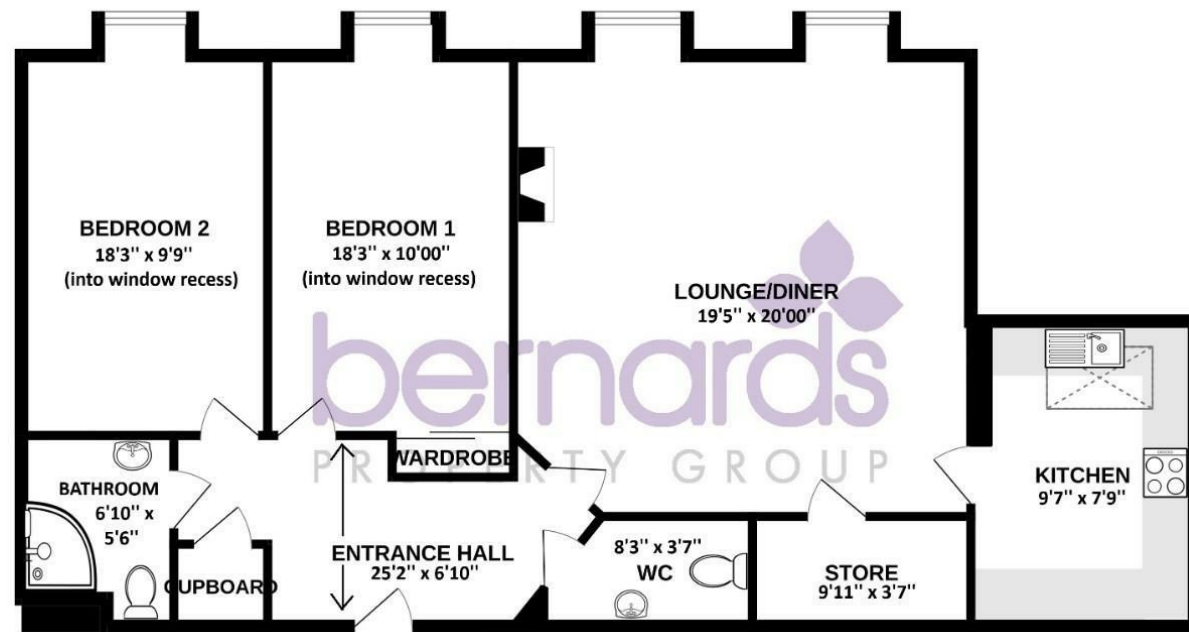
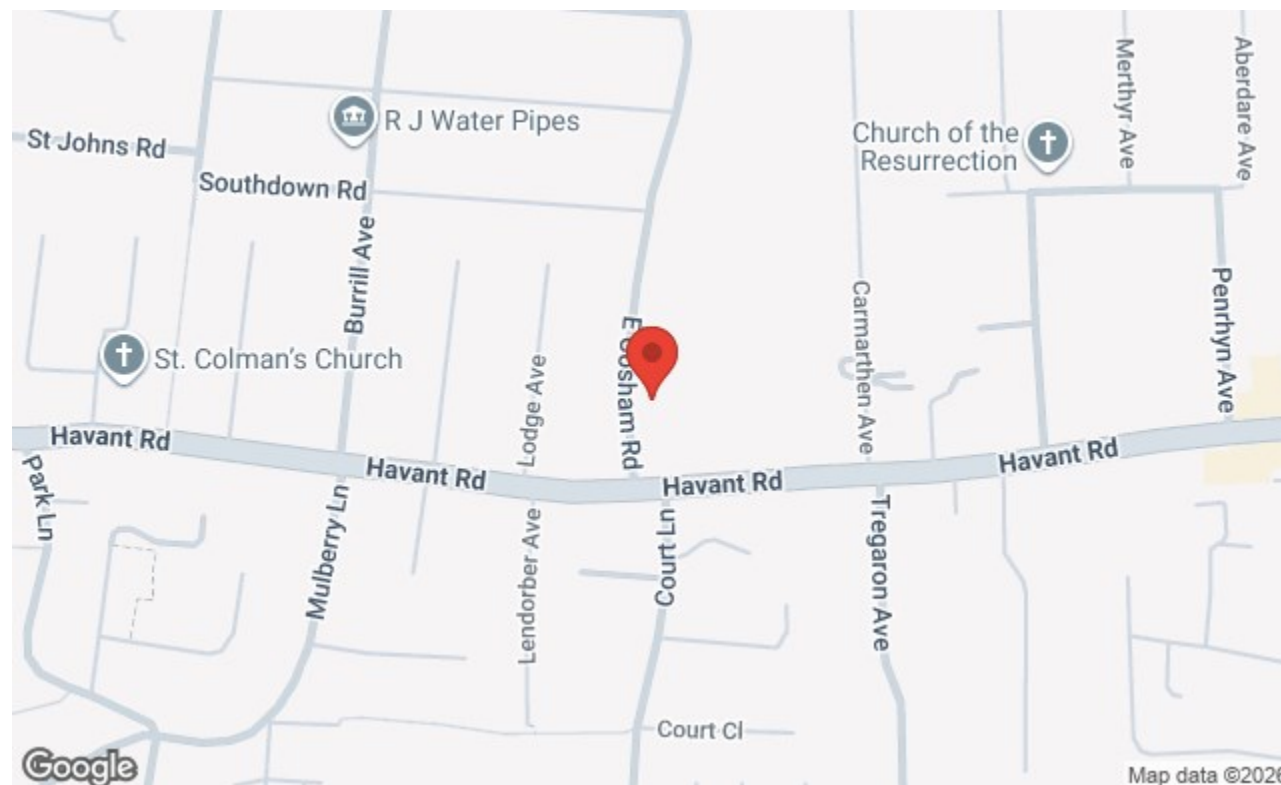


## GROUND FLOOR



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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The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL  
t: 02392 728 091



**FOR SALE**

Offers In Excess Of £280,000

Havant Road, Portsmouth PO6 2DE

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ SOUGHT AFTER SIMMONDS LODGE
- ❖ BUILT IN 2016
- ❖ 1087 SQFT
- ❖ LARGE TOP FLOOR APARTMENT
- ❖ COMMUNAL FACILITIES
- ❖ 24/7 CARE - SUPPORT LINE
- ❖ GARDENS AND PARKING
- ❖ ON-SITE LODGE MANAGER
- ❖ MODERN OVER 60'S LIVING COMPLEX

Nestled in the charming area of Drayton, Portsmouth, this delightful two-bedroom retirement flat on Havant Road offers a perfect blend of comfort and modern living. Built in 2016, this property boasts a generous 1,087 square feet of well-designed space, ideal for those over 60 seeking a peaceful and supportive community.

As you enter the flat, you will be greeted by a bright and airy reception room, perfect for relaxation or entertaining guests. The modern finish throughout the property enhances its appeal, making it a welcoming home. The two spacious bedrooms provide ample room for rest, while the well-appointed bathroom ensures convenience and comfort.

Residents will appreciate the added benefits of a 24/7 care line, providing peace of mind and security. The property also features a lift, making

access to the top floor effortless. For those who enjoy socialising, the communal lounge offers a wonderful space to connect with neighbours, while the guest suite is perfect for visiting family and friends.

Outside, the beautifully maintained gardens provide a tranquil setting for leisurely strolls or simply enjoying the fresh air. Additionally, the property includes parking for one vehicle, ensuring convenience for residents and visitors alike.

This retirement flat is not just a home; it is a lifestyle choice that promotes independence while offering the support and community that many desire in their later years. With its modern amenities and thoughtful design, this property is an excellent opportunity for those looking to embrace a fulfilling retirement in a vibrant location.

Call today to arrange a viewing

02392 728 091

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

ENTRANCE HALL

WC

STORAGE

LOUNGE / DINING ROOM

KITCHEN

BEDROOM ONE

BEDROOM TWO

BATHROOM

INFORMATION

Council Tax - Band C

Lease length - 115 years from 2016

Ground Rent - £800 Per Annum

Service Charge - £5100 Per Annum

Note - the service charge includes water and heating costs .

FREE/LEASE

Leasehold

ANTI MONEY LAUNDERING

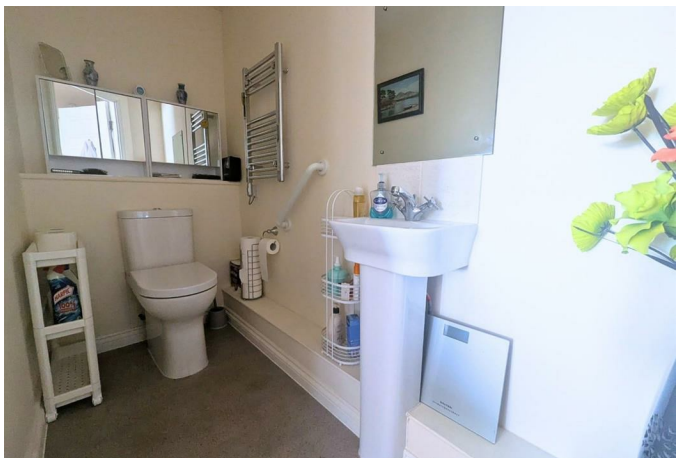
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

## BERNARDS OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## SOLICITOR/ CONVEYANCING

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



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



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