

50 Simmonds Lodge, 93 Havant Road, Drayton, Portsmouth,
Hampshire, PO6 2DE

TOWN & COUNTRY
SOUTHERN

- A Churchill Development Retirement Apartment
- Two Double Bedrooms with Wardrobes
- Shower Room & Separate Cloakroom
- 19' Living Room
- Situated on the Third Floor (Rear)
- Lift Service, Residents Lounge & Lodge Manager
- Close to Shops, Amenities, Surgeries & Bus Routes
- £275,000 - Leasehold
- Council Tax Band C - Portsmouth City Council



PROPERTY SUMMARY

A two-bedroom, third floor apartment which is situated to the rear of an impressive Churchill established retirement development. The accommodation comprises: hallway with two built-in cupboards, 19' living room, fitted kitchen including appliances, separate cloakroom, shower room and two double bedrooms. There are a number of special features within the development which include a lounge and private gardens, a guest suite, communal (bar style) kitchen area, Wellbeing Suite, fitness room, storage for buggies which are all located within the ground floor (reception level) also on the ground floor is the Lodge Manager's office. The whole development is a 55 year plus criteria and has been finished to a high standard with consideration given to those in residence with a Careline system, security access and the opportunity to be involved in a number of social pursuits. The apartment is close to surgeries, shopping amenities, bus routes, medical centres and Q A Hospital, viewing is recommended to appreciate not only the accommodation, the facilities and also the location offer.





ENTRANCE

From Havant Road proceed across the car park to the communal doors, entry phone system, leading to lobby, then into the owners lounge with kitchen area, fitness suite, the Lodge managers office and reception, cloakroom, guest suite and 'Wellbeing' suite as well as the battery car store and a refuse room, also on this level there is also an information board referring to up and coming events including coffee mornings, owners meetings and quiz nights. Lift service rising to all floors, on reaching the third floor proceed along the corridor to the rear.

APARTMENT 50
Main front door with door bell and spy-hole leading to:

HALLWAY
Panel heater, illuminated light switches, doors to primary rooms, controls for heating, emergency pull cord system, large walk-in storage cupboard with range of shelving and automated lighting, further built-in cupboard with range of shelving and electric consumer box and meter.

CLOAKROOM
Concealed cistern w.c. with shelf over, chrome heated towel rail, wall mounted wash hand basin with mixer tap, tiled splashback with mirror over, extractor fan, textured ceiling.

LIVING ROOM
19' 2" x 10' 4" (5.84m x 3.15m) Double glazed window to side aspect with blind overlooking communal gardens, textured ceiling with coving, radiator with thermostat, high level power points, dimmer switch, glazed panelled door to hallway, large mirror to one wall, built-in storage cupboard with range of shelving, surround fireplace with remote control electric coal effect fire (not tested), shelving, glazed panelled door to kitchen.

KITCHEN
8' 0" maximum x 7' 6" (2.44m x 2.29m) Comprehensive range of matching wall and floor units, under unit lighting, inset four ring electric hob with extractor hood, fan and light over, eye-level oven with storage cupboard over, drawers and cupboards under, integrated appliances including Zanussi fridge and freezer with matching doors, integrated John Lewis washer/dryer, range of drawer units, inset single drainer stainless steel sink unit with mixer tap, double glazed window to side aspect with blind overlooking communal gardens, ceramic tiled surrounds, extractor fan, Dimplex wall heater, textured ceiling with spotlights, vinyl wood effect flooring.

BEDROOM 1
16' 3" maximum x 9' 8" maximum (4.95m x 2.95m) Double glazed window to side aspect with blind overlooking communal garden, textured ceiling with coving, floor to ceiling built-in corner wardrobe with hanging space and shelving, panel heater, range of shelving, mirror.

SHOWER ROOM
Shower cubicle with curved panelled doors, double glazed frosted window to rear aspect, fully ceramic tiled to walls, vinyl flooring, wash hand basin with mixer tap and cupboards under, mirror fronted medicine cabinet over with lighting, concealed cistern w.c. and shelf over, extractor fan.

BEDROOM 2
16' 4" x 9' 6" (4.98m x 2.9m) Range of built-in bedroom furniture including chest of drawers, tall double doored wardrobe, twin floor to ceiling mirror doored wardrobes to one wall, heater, double glazed window to side aspect with blinds overlooking communal gardens.

TENURE
Leasehold – 125 year from new in 2015 (115 years remaining).

MAINTENANCE
The annual charge of £4,669.00 (paid half yearly) inc. the central heating & hot water, lift service, communal garden maintenance, window cleaning, Careline system, general maintenance and the services of the lodge manager. Please note these charges are subject to confirmation from Churchills management pack that will be supplied to buyers conveyancers.

GROUND RENT
£545.32 per annum. Please note these charges are subject to confirmation from Churchills management pack that will be supplied to buyers conveyancers.

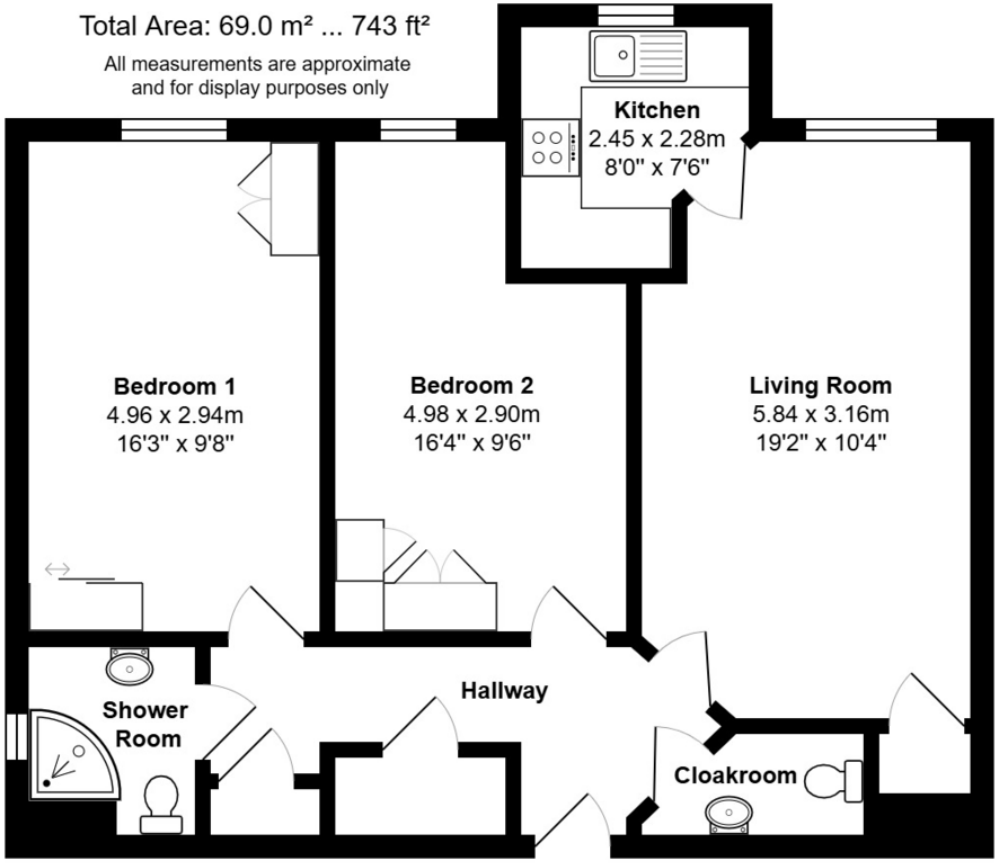
AGENTS NOTES
Council Tax Band C - Portsmouth City Council
Broadband – ADSL/FTTC Fibre Checker (openreach.com)
Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)

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.



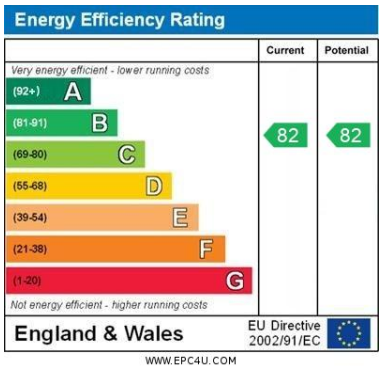












141 Havant Road, Drayton, Portsmouth, Hampshire, PO6 2AA
T: 023 93 277 288 E: drayton@townandcountrysouthern.co.uk

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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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