

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

TOWN & COUNTRY
SOUTHERN

- A Purpose Built Second Floor Retirement Apartment
- Double Bedroom with Built-in Wardrobes
- 18' Lounge, Shower Room
- Kitchen with Appliances, Shower Room
- 576 Sq Ft of Living Space
- Located on Second Floor / Lift Service,
- Careline & Entry Phone Systems
- Residents Facilities inc. Lodge Manager, Guest Suite
- Council Tax Band B Portsmouth City Council
- £200,000 - Leasehold



PROPERTY SUMMARY

No. 30 is a purpose-built, one-bedroom retirement apartment situated on the second floor of a prestigious and highly regarded development. The accommodation comprises a hallway, shower room, bedroom, 18' living room and separate fitted kitchen with a range of appliances. Simmonds Lodge offers a range of communal facilities, including a lounge, private gardens, car parking and lift services. Additional facilities include a guest suite, communal bar-style kitchen area, hairdressing room, gym, activity room and buggy storage, all located on the ground floor at reception level alongside the Lodge Manager's office. Designed and finished to a high standard with residents' needs in mind, the development benefits from a Careline alarm system, security access and opportunities to take part in a range of social activities. Ideally located in Drayton nearby to surgeries, amenities and regular bus routes to Chichester, Portsmouth and surrounding areas.

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 second floor proceed along the corridor to apartment 30. Front door with security spy-hole leading to:





HALLWAY
Illuminated light switch, controls for heating, Careline alarm system, textured ceiling and coving, dado rail, glazed panelled door leading to drawing room, large built-in storage cupboard with automated lighting, range of shelving, manifolds for central heating, electric consumer box.

SHOWER ROOM
Fully ceramic tiled to walls, vinyl flooring, shower cubicle with hand rail, curved panelled door, concealed cistern w.c. with shelf over, vanity unit with mixer tap and cupboards under, medicine cabinet and light over, ceiling spotlights, mirror & shaving point, extractor fan.

DOUBLE BEDROOM
19' 6" x 9' 2" (5.94m x 2.79m) Twin mirror doored built-in wardrobes to one wall with hanging space and shelving, double glazed window overlooking East Cosham Road, radiator.

SITTING ROOM
18' 9" x 10' 8" (5.72m x 3.25m) Double glazed window to side aspect overlooking East Cosham Road, double window to front, raised power points, T.V aerial point, textured ceiling and coving, radiator, glazed panelled door leading to hallway, telephone point, glazed panelled door leading to:

KITCHEN
11' 5" x 7' 8" (3.48m x 2.34m) Double glazed window to side aspect overlooking East Cosham Road, comprehensive range of grey fronted wall and floor units with work surface over, inset single drainer stainless steel sink unit with cupboard space under, range of drawer units with soft close mechanism, integrated Zanussi washer/dryer with matching door, corner carousel storage cupboard with mesh style shelving, integrated fridge and freezer with matching doors, inset Zanussi four ring ceramic hob with extractor hood, fan and light over, ceramic tiled surrounds, under unit lighting, eye-level oven with storage cupboards over and under, textured ceiling and spotlights, Dimplex wall heater, vinyl flooring.

OUTSIDE
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. Communal gardens wrap around the development, from the communal lounge are doors providing access to the rear garden with patio & seating areas.

TENURE
Leasehold – 125 years from new in 2016 (115 years remaining).

MAINTENANCE
The annual charge of £3541 inc. the central heating & hot water, lift service, communal garden maintenance, window cleaning, the care tech alarm system, general maintenance and the services of the lodge manager.

GROUND RENT
£769.10 per annum, paid half yearly in December and June.
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/FTTP 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.

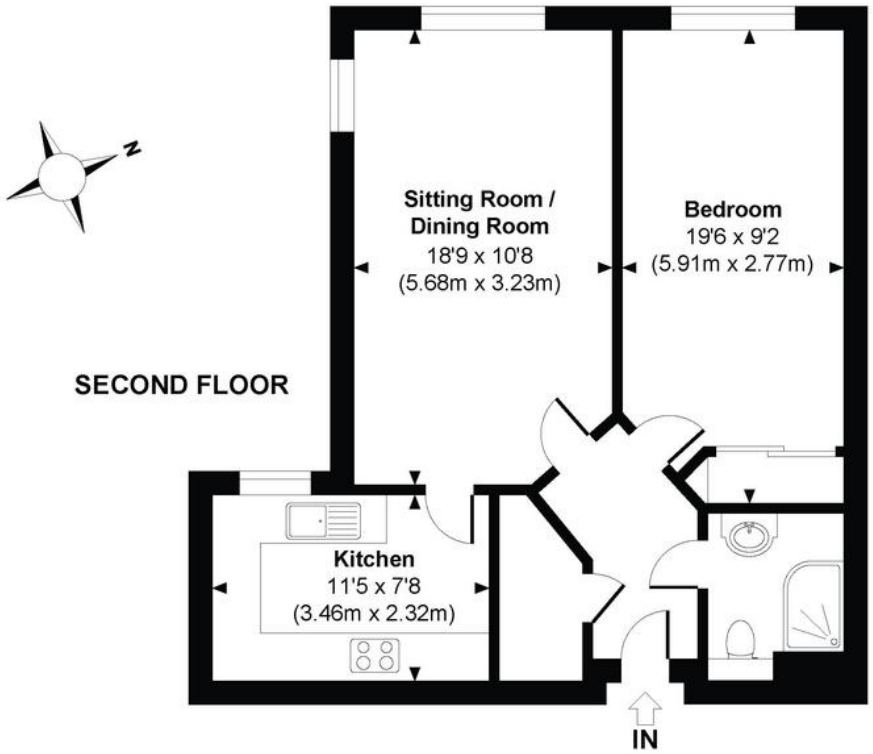






Simmonds Lodge

Approximate Gross Internal Area
Total = 576 Sq Ft / 53.50 Sq M







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PROPERTY FOCUS

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Measured and drawn to RICS guidelines. Plan is for illustrative purposes only and is not to scale. All dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No responsibility is taken for any error, omission or misrepresentation.

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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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