

SIMMONDS LODGE

HAVANT ROAD | DRAYTON | PO6 2DE



£200,000
LEASEHOLD

- One Bedroom Retirement Apartment
- Modern Kitchen with Superb Range of Appliances
- Bright and Spacious Lounge/Dining Room
- Double Bedroom with Built-in Wardrobe Space
- Attractive Communal Gardens
- Shower Room
- Convenient Location for Amenities
- No Chain



In Brief

Boasting a bright and peaceful aspect, overlooking the beautiful communal gardens, we are delighted to welcome to the market, this spacious one bedroom retirement apartment in Simmonds Lodge. The complex was developed in 2016 and offers a fantastic range of facilities including a guest suite, communal residents lounge, fitness suite, wellness suite, car park, lodge manager and stunning, generous communal gardens that can be enjoyed all year round. Being conveniently located to local amenities, bus services, QA Hospital and the train station - this property really does tick the boxes for someone looking to move into retirement living. The apartment is of modern and stylish design with décor of neutral tones. A welcoming entrance hallway benefits from a large storage cupboard and the spacious, yet cosy lounge/dining room offers a great space for both relaxation and dining - whilst enjoying the lovely views over the attractive gardens. A bright and sunny kitchen has a superb range of built-in appliances and has doors to separate off. A double bedroom with fitted wardrobe space and the shower room complete the accommodation on offer. There is double glazing and a ground source heat pump system, supplying hot water and heating to all apartments and communal areas, which is covered by the service charge and feeds programmable thermostatically controlled hybrid hot water radiators in the lounge and bedroom. Separately, there is a programmable electric towel rail radiator in the bathroom and an electric fan heater in the kitchen. Offered with no forward chain, we highly recommend viewing at your earliest convenience.

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KEY FACTS

Tenure : Leasehold

115 Years Remaining On Lease

Ground Rent - £768 Per Annum

Service Charge - £3000 Per Annum

Council Tax Band - C

EPC Rating - C

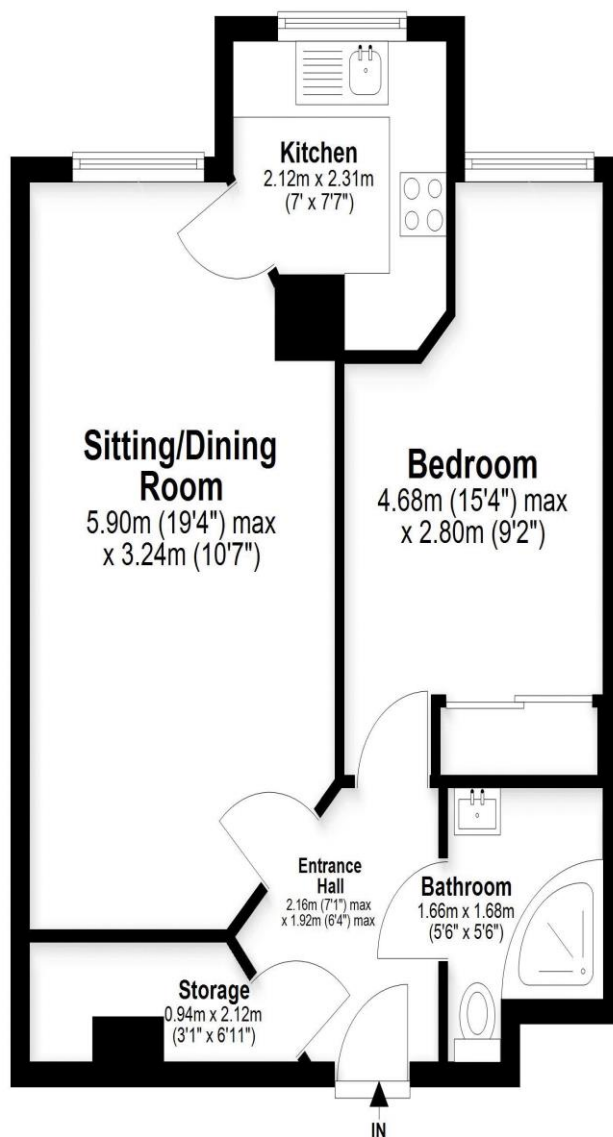


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Apartment



These plans are for illustrative purposes only and while we take every care to confirm their accuracy, they must not be relied upon as a definitive representation of the subject property.

Plan produced using PlanUp.

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