



15 Carrick Court, Drayton, Hampshire, PO6 1NF

TOWN & COUNTRY
SOUTHERN

- £305,000 Leasehold
- Purpose Built Two Bedroom Retirement Apartment
- First Floor With Lift Access to All Floors
- Residents Lounge & Guest Suite
- South Facing Lounge
- No Forward Chain

A retirement apartment which sits proudly on the corner of Carmarthen Avenue, one of the area's most acclaimed avenues which leads up to Portsdown Hill. Flat 15, is located on the first floor, with a southerly elevation & bay window, within a modern McCarthy & Stone development and comprises; hallway, shower / wet room, two bedrooms (one a with walk-in wardrobe), 19' lounge with bay window and a separate kitchen with range of built-in appliances. Carrick Court offers its residents a well-maintained communal gardens, large Club Lounge with lifts to all floors, mobility scooter store and guest suite for visiting relations and friends. Being located just off the Havant Road it is ideally situated for access to local shops, doctors, dentist, commutable road and rail links and bus stops are all within easy strolling distance.

TO FIND THE PROPERTY:

From our office proceed along the Havant Road in an easterly direction taking the third turning on the right-hand side into Carmarthen Avenue where the entrance for Carrick Court can be found almost immediately on the right hand side.

ENTRANCE: From Carmarthen Avenue on the right



hand side is a pillared gateway with plaque depicting Carrick Court leading to residents allocated car parking, to one side is a gateway leading to patio area, covered porch with entry phone system leading to communal entrance with push pad opening, internal glazed door leading to:

COMMUNAL LOUNGE: House Manager's office, kitchenette area, double glazed windows overlooking patio area, internal twin doors leading to:

INNER LOBBY: Lift service to all floors and guest suite on second floor, guest cloakroom, mobility scooter storeroom, refuse room, at the southern end of the hallway is a door to fire escape staircase.

FIRST FLOOR:

FLAT 15: Front door with security spyhole leading to:

HALLWAY: Doors to primary rooms, smoke alarm, ceiling spotlights, built-in wardrobe/storage cupboard with hanging rail and shelving.

BOILER ROOM: Electric consumer box, range of shelving, hot water cylinder and pump system.

BEDROOM 2: 12'10" x 10'1" Double glazed windows to side aspect overlooking Carmarthen Avenue, control for underfloor heating, illuminated light switch.

WET ROOM: Ceramic tiled shower area with large shower screen, handrail and floor drain away, ceiling spotlights, wash hand basin with mixer tap and cupboards under, concealed cistern w.c. with shelf over, ceramic tiled to half wall level, heated towel rail, mirror, pull cord alarm system, shaver point and light, controls for underfloor heating.

BEDROOM 1: 17'3" maximum x 9'3" Double glazed window to front aspect, illuminated light switch, controls for underfloor heating, door to:

LARGE WALK-IN WARDROBE: Hanging rail and range of shelving, shoe rack.

LIVING ROOM: 19'0" increasing to 22'0" into bay x 12'9" Glazed panelled door leading to hallway, controls for underfloor heating, double glazed window to side aspect overlooking Carmarthen Avenue, large square bay window with full height windows and door to false balcony with views over Havant Road and towards the City of Portsmouth in the distance, glazed panelled door leading to:

KITCHEN: 7'9" x 7'4" Double glazed window to front aspect overlooking Havant Road, inset single drainer stainless steel sink unit with mixer tap, inset four ring electric hob with pan drawers under, extractor hood fan and light over, under unit lighting, tiled surrounds, eye-level oven with microwave over, storage cupboards over and under, fridge/freezer, integrated Hotpoint washer/dryer, ceramic tiled surrounds, tiled floor and controls for underfloor heating, ceiling spotlights.

MAINTENANCE: £5,350.92 per annum inc. buildings insurance.

LEASE: 999 years from 1st January 2016

GROUND RENT: £495.00 per annum

AGENTS NOTES:

Council Tax Band C - Portsmouth City Council

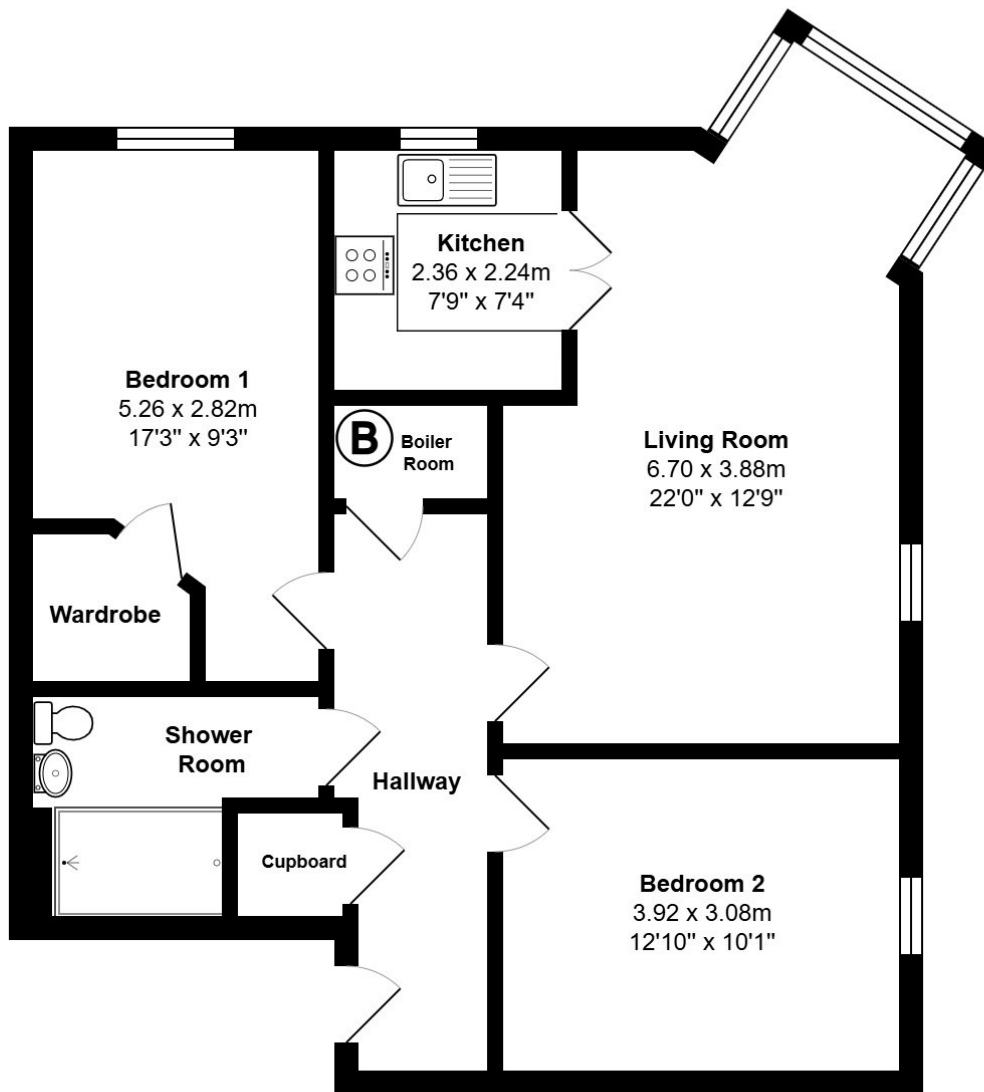
Broadband – ADSL/FTTC [Fibre Checker \(openreach.com\)](http://www.fibrechecker.com)

Flood Risk – Refer to -

[GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](http://www.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.





Total Area: 75.6 m² ... 813 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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