

LANGSTONE COURT

DRAYTON LANE | DRAYTON | PO6 1BU



£255,000
Leasehold

- Ground Floor Apartment with Patio Area
- Much Requested Langstone Court Retirement Complex
- One Bedroom with Fitted Wardrobes
- Spacious and Welcoming Hallway
- Good Sized Bathroom
- Fitted Kitchen with Westerly Facing Window
- 24/7 Care Line, Lodge Manager, Communal Facilities
- Roof Terrace with Fantastic Views towards The Solent





In Brief

This spacious apartment is situated on the ground floor level of the 'Victory House' building in the much-requested Langstone Court retirement complex.

The property is well presented, featuring warm tones and neutral décor throughout - and benefits from underfloor heating. A spacious hallway provides an inviting and welcoming space, with useful storage and airing cupboards, whilst the bedroom is well-proportioned and has been enhanced with additional fitted wardrobes offering excellent storage. The heart of the home is the open-plan living and dining area, which boasts a feature corner window and patio doors that not only provide the accommodation to be flooded with natural light, but also opens onto a patio space—perfect for extending the living area into the fresh air. A modern kitchen enjoys a westerly-facing window, is fully equipped with appliances, and provides a good selection of storage units. The bathroom has been thoughtfully designed for comfort and accessibility, with contemporary fittings and safety handrail.

Langstone Court is a premium development offering exceptional communal facilities, including the Raffles Lounge with its expansive roof terrace and panoramic views across The Solent and Portsmouth. Additional amenities include two large buggy stores, two communal lounges/entertaining rooms, two laundry rooms, a hairdressing salon, a superb guest suite, a family room, a sun deck terrace, well maintained gardens, 24/7 Care Line support, a Lodge Manager, and ample parking.

Due to the popularity of this retirement complex, we would urge all interested parties to contact us as soon as possible to arrange your private viewing.

£255,000

KEY FACTS

Tenure : Leasehold

125 Year Lease from 2008

Ground Rent : £ 231.97 per half yearly

Service Charge : £1,356.39 per half yearly

EPC : To be confirmed.

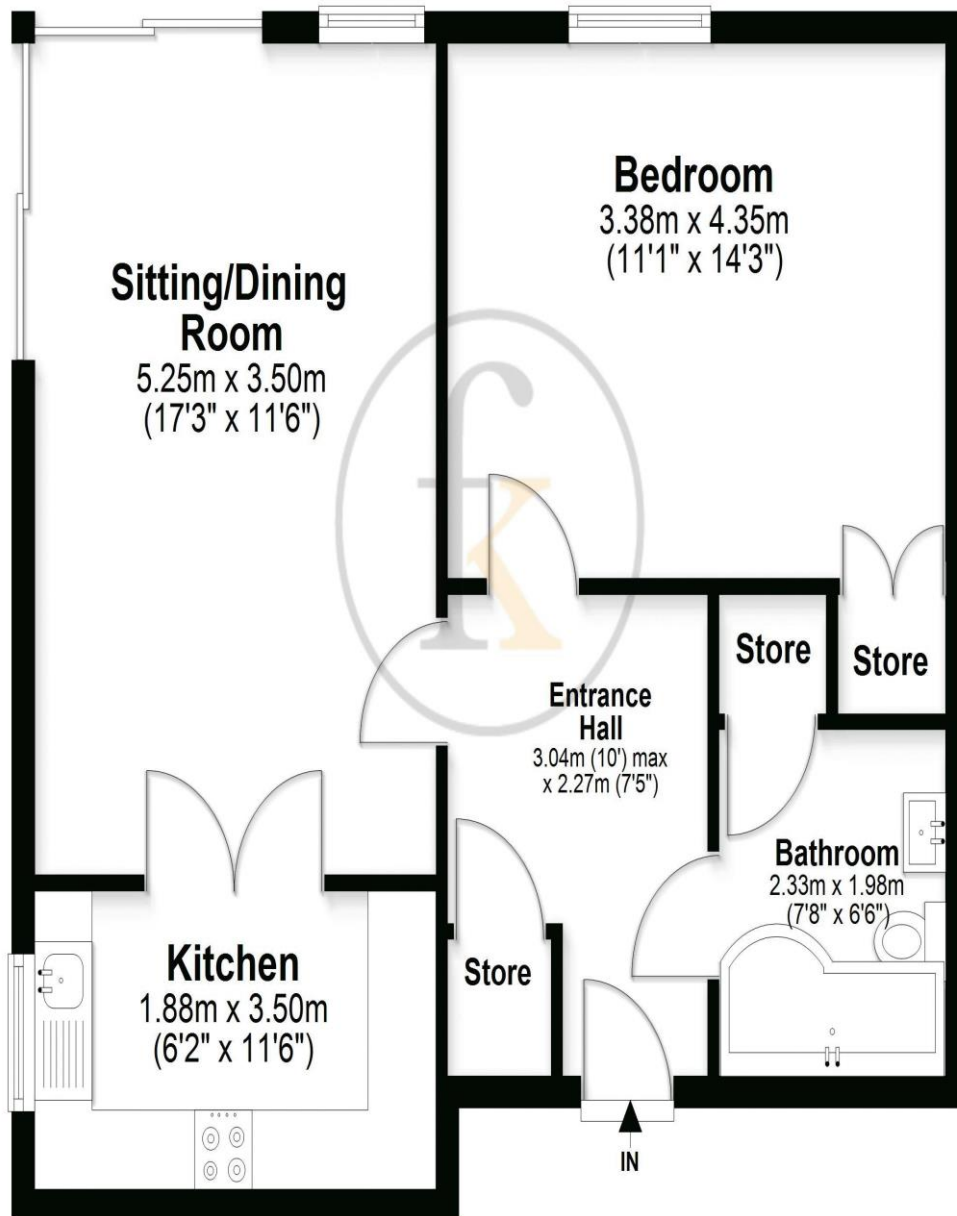


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Ground Floor



Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marmion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

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