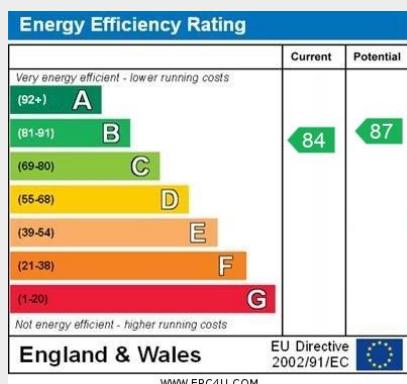




£130,000 Leasehold

Offered with NO FORWARD CHAIN, we're pleased to present to the market this one bedroom first floor retirement apartment in Nightingale Court. This property is positioned in central Drayton and within easy access of bus links, local shops and amenities. The apartment consists of a good size lounge/diner with a Juliette balcony over looking the beautiful communal south facing garden, a kitchen, a bedroom with built in wardrobes and a shower room. Other benefits include communal residents lounge, a 24 hour "Careline" system and laundry room. To arrange your viewing contact our Drayton Office.



COMMUNAL ENTRANCE

Secure entrance area, access to communal lounge area with tea and coffee making facilities, lift and stair access to all floors.

FRONT DOOR TO PROPERTY

HALLWAY

LOUNGE/DINER

17' 6" x 15' 7" (5.33m x 4.75m)

KITCHEN

9' 1" x 5' 9" (2.77m x 1.75m)

BEDROOM

13' 9" x 8' 9" (4.19m x 2.67m)

SHOWER ROOM

8' 11" x 7' 2" (2.72m x 2.18m)



LEASE INFORMATION:



As of 10/02/2026, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord: Estates and Management LTD - **Managing Agent:** Firstport

Balance of Lease: 101 years remaining as of 10/02/2026

Ground Rent Charges: £804.86 Per annum.

Ground Rent Review Period: Next review 2045

Maintenance/Service Charges: £3881.14 Per annum

Maintenance /Service Charges Review Period: Anually

Building Insurance: Included in the service charges

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The images and floor plans are generated by a computer system and not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan C2020

OFFICE ADDRESS

196 Havant Road, Drayton, Portsmouth,
Hampshire, PO6 2EH

OFFICE DETAILS

023 9237 3341
drayton@jeffries.co.uk
www.jdea.co.uk

AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH