

14 NIGHTINGALE COURT, DRAYTON, PORTSMOUTH



£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 overlooking 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.



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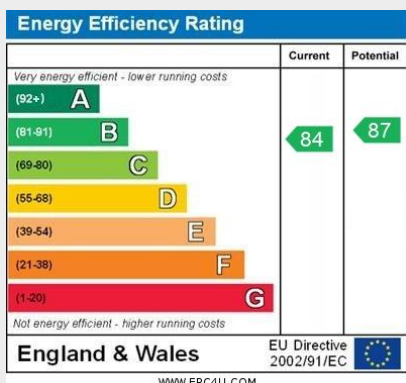
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COMMUNAL ENTRANCE

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 herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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