



£85,000 Leasehold

ONE BEDROOM RETIREMENT APARTMENT WITH NO CHAIN! This second floor apartment in the ever-popular Mansion Court would make an ideal purchase for any over 60s looking to enjoy secure and comfortable retirement living. The internal accommodation comprises an entrance hall, fitted shower room, double bedroom with built-in wardrobe, spacious living room, and a fitted kitchen. The complex provides a range of communal facilities including a residents' lounge, guest suite, well-maintained gardens, and resident's parking. Offered to the market with no forward chain, we highly recommend arranging an internal viewing at your earliest convenience.



COMMUNAL ENTRANCE

Lift and stairs to all floors, door to flat.

HALLWAY

Doors to all rooms, emergency pull cord, cupboard housing hot water cylinder and shelving, storage heater.

SHOWER ROOM

7' 2" x 5' 6" (2.19m x 1.70m)

Shower cubicle with electric shower, pedestal mounted wash basin, low level WC, tiled to principal areas.

BEDROOM

11' 11" x 9' 1" (3.64m x 2.79m)

Double glazed window to front elevation, storage heater, built-in wardrobes.

LOUNGE

17' 3" x 10' 1" (5.26m x 3.09m)

Double glazed window to front elevation, carpeted, storage heater, electric feature fireplace, sliding doors to:-

KITCHEN

7' 3" x 9' 5" (2.21m x 2.89m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space for cooker, space for under counter fridge/freezer, tiled to principal areas.

RESIDENTS PARKING

Non allocated off road parking for residents.

COMMUNAL FACILITIES

24hr emergency assistance with on-site house manager, communal lounge and sun room, laundry room, guest suite, kitchen and residents' parking.

AGENTS NOTE:

COUNCIL TAX

Band C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



LEASE INFORMATION:



As of July 2025, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold.

Landlord/Managing Agent: The Grange.

Balance of Lease: 63 years remaining.

Ground Rent Charges: Included in Maintenance/Service Charges.

Ground Rent Review Period: Annually.

Maintenance/Service Charges: £2928.00 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included in Maintenance/Service Charges.

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

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operation or efficiency can be given.
Made with Metropac 10/2025

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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