

# 12 HILLDORE COURT

SOLENT ROAD | DRAYTON | PO6 1HH



## OFFERS IN EXCESS OF £175,000 LEASEHOLD

- Two Bedroom Second Floor Flat with Views
- Highly Requested Drayton Location
- Share Of Freehold
- Well Presented Throughout
- Communal Gardens and Residents Parking
- Close To Local Amenities
- Security Entrance Phone System
- No Forward Chain



## In Brief

We have pleasure in marketing for sale, this delightful two bedroom second floor apartment which is located on the popular hill slopes of Drayton, close to local amenities and transport links. The property is double glazed throughout with gas central heating. Throughout the apartment, large windows in each room provide ample natural light and views of the surrounding area. The property's efficient use of space, modern amenities, and unique color choices make it a distinctive and comfortable living environment.

The bright and airy accommodation is well presented and in brief comprises; Entrance Hall, Living/Dining Room, Kitchen, Bathroom, Two Bedrooms and Store Cupboard. Outside there are maintained communal gardens and communal parking for residents, also benefiting from a security entry system.

Offered with No Chain and the additional feature of having a share of the freehold, we would strongly urge an early viewing to avoid any disappointment.

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### KEY FACTS

Tenure : Leasehold Share of the Freehold

Length of Lease : 150 years from 1978

Service Charge : £1522.58 per annum

Ground Rent : Nil

EPC : C

Council Tax Band : B



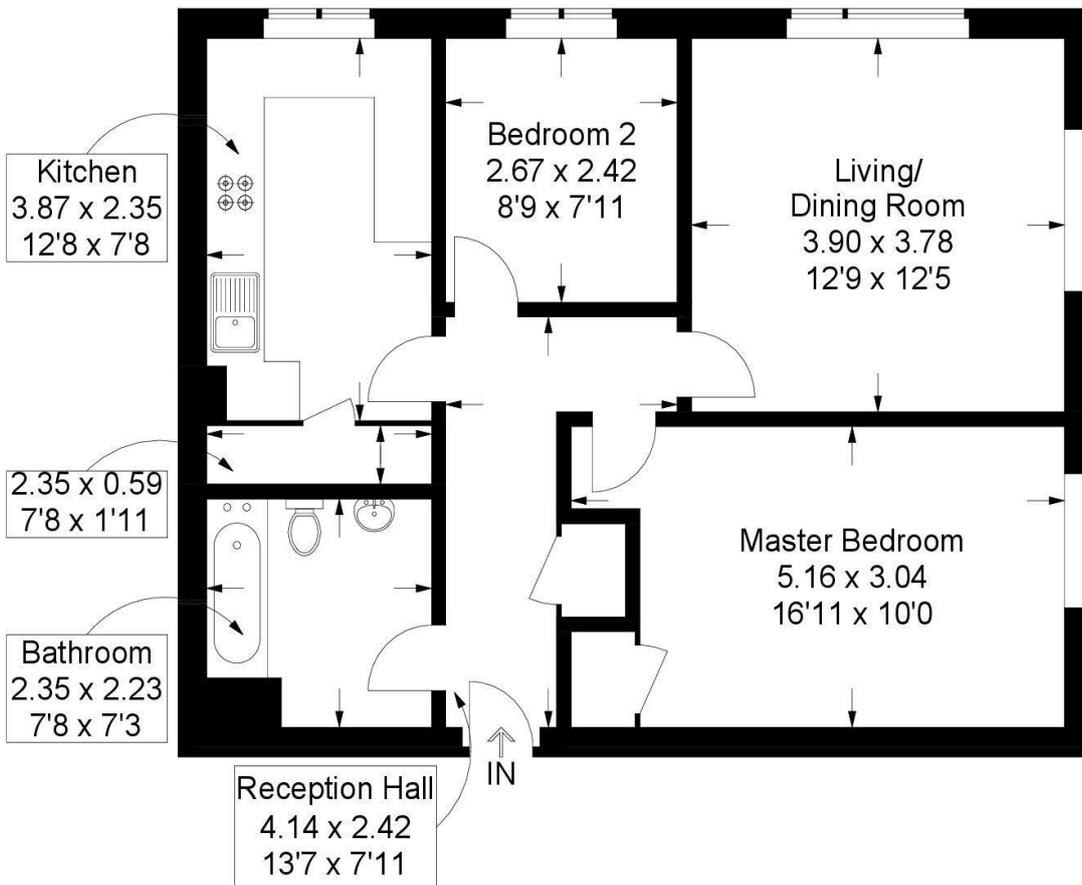
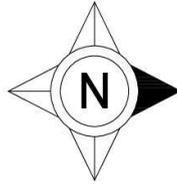
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## Hilldore Court, Solent Road, Drayton

Approximate Gross Internal Area = 62.7 sq m / 675 sq ft



### Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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