



44 Dreton Lodge, Drayton, Portsmouth, Hampshire, PO6 2DQ

TOWN & COUNTRY
SOUTHERN

- A Purpose Built Second Floor Retirement Apartment
- One Bedroom with Walk-in Wardrobe
- 16' Lounge with Views Towards Portsdown Hill
- Fitted Kitchen, Shower Room
- Communal Owners Lounge, Lodge Manager
- Guest Suite, 24 Hour Support System
- Close to Amenities, Shops & Surgeries
- Viewing Highly Recommended
- Council Tax Band C - Portsmouth City Council
- £363,950 -Leasehold

PROPERTY SUMMARY

Dreton Lodge is a beautiful Churchill development of 54 one and two bedroom apartments exclusively for the over 60s, ideally located in Drayton with surgeries, independent coffee shops and restaurants, the Drayton Centre which hosts Bridge and Pilates classes all on the doorstep. The popular and famous waterfront City of Portsmouth with its Victorian promenade, Southsea Castle, Gunwharf Quays to name but a few of the local places of interest are all accessible using the regular bus service. Dreton Lodge is set within landscaped surroundings creating a tranquil environment and other facilities include lift service to all floors, Lodge Manager, 24-hour support system, visitors Guest Suite and Owners' Lounge with Coffee Bar.

Apartment 44 is located on the second floor at the rear of the building with 597 sq ft of living space comprising; hallway, large storage cupboard with shelving, shower room with low level shower tray, 12' bedroom with walk-in wardrobe, 16' lounge with door leading to a fully fitted kitchen with integrated fridge/freezer and oven. Located at the rear of the building the main rooms overlook the communal patio and seating areas.



ENTRANCE

Driveway leading to rear of the building and Owners' car parking, patio area seating and ramps to main front door, refuse room, access to main front door and Owners' Lounge with Managers office, reception area and Coffee Bar, from the communal lounge is an internal door leading to hallway with lift and staircase to all floors, guest cloakroom, digital Telecare panel with Cardine system and alarm.

SECOND FLOOR

APARTMENT 44

Front door with security spyhole leading to:

HALLWAY

Wired-in smoke alarm, high level power points and illuminated light switch, built-in cupboard with automated lighting and Open Reach Connectivity, large walk-in airing cupboard with automated lighting, cloaks hooks, Gledhill hot water cylinder, range of shelving and electric consumer box.

SHOWER ROOM

Fully ceramic tiled large wet room style shower area with drying area to one end and large screen, hand grips, wall mounted controls and shower, vanity unit with Roca wash hand basin with mixer tap and cupboards under, cabinet, mirror and lighting over, concealed cistern w.c., vinyl flooring, chrome heated towel rail, extractor fan.

BEDROOM

12' 4" x 10' 2" (3.76m x 3.1m) Angled to one wall with door to walk-in wardrobe, Atlantic electric panel heater, high level power points, double glazed window to rear aspect overlooking communal garden and views over roof tops towards Portsdown Hill in the distance, illuminated light switch.

WALK-IN WARDROBE

Range of rails and shelving, automated light, large door mirror.

LIVING ROOM

16' 10" x 12' 4" (5.13m x 3.76m) Glazed panelled door leading to hallway, high level power points, T.V. aerial, twin double glazed window to rear aspect overlooking communal garden and views over roof tops towards Portsdown Hill in the distance, Atlantic panel heater, glazed panelled door leading to:

KITCHEN

10' 4" x 6' 8" (3.15m x 2.03m) Comprehensive range of matching soft close wall and floor units, inset four ring Hoover electric hob with range of pan drawers under, extractor hood, fan and light over, ceramic tiled surrounds with under unit lighting, eye-level oven with shelf over and storage cupboard under, integrated fridge and freezer with matching doors, inset single drainer stainless steel sink unit with mixer tap, washing machine point, vinyl flooring, ceiling spotlights, extractor fan, alarm system.

OUTSIDE

Accessible from the communal lounge is a small patio area leading to lawned communal gardens with paved seating areas, step and ramp to car parking.

MAINTENANCE

Annual service charge £2,401.23

TENURE

Leasehold – 999 year lease from 2025

AGENTS NOTES

Council Tax Band C - Portsmouth City Council

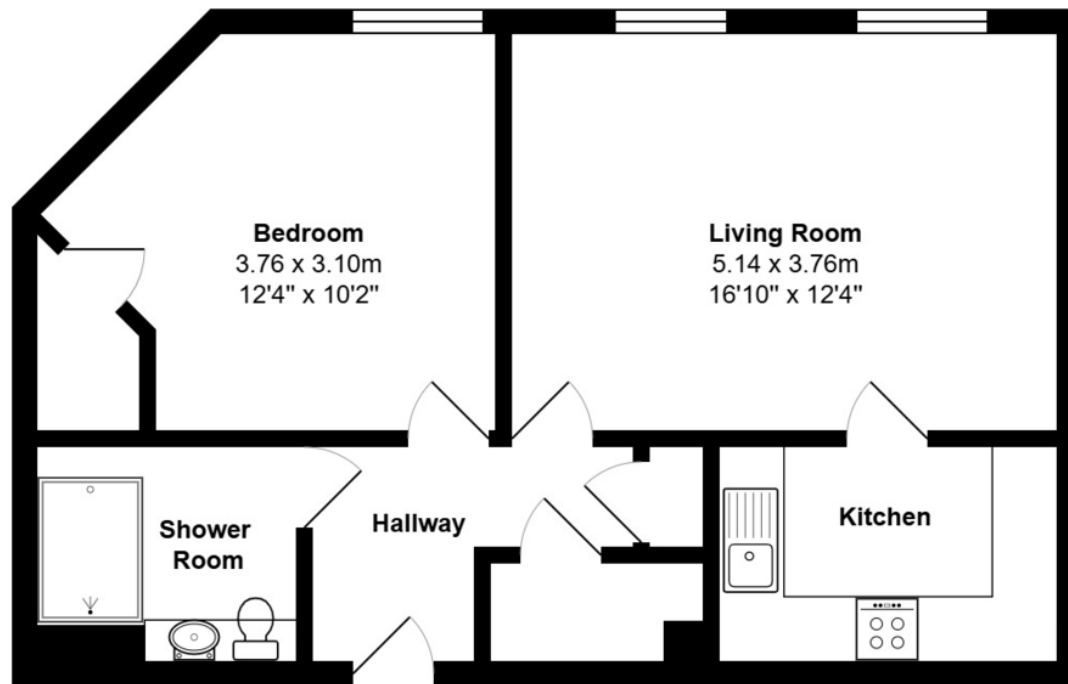
Broadband – ADSL/FTTC Fibre Checker (openreach.com)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk))

EPC Rating - C

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.





Total Area: 55.4 m² ... 597 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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