

**FLAT 2 NIGHTINGALE COURT  
HAVANT ROAD, DRAYTON,  
PORTSMOUTH.**



**£195,000** Leasehold

We're pleased to present to the market this two bedroom ground floor retirement apartment located in Nightingale Court, Drayton, Close to local shops, amenities and transport links the accommodation is offered with no onward chain. The accommodation consists of a hallway, spacious lounge/diner which opens onto a small patio area, a modern fitted shower room, a newly fitted kitchen and two double bedrooms. The apartment is fully specified for those aged 60 and upwards and personal safety features are abound including care line system which means help is at hand 24 hours a day, 7 days a week, a camera entry system and a resident house manager for added peace of mind. The development offers additional facilities for guests and residents, which primarily include a communal lounge, laundry room, and a landscaped garden. To arrange your viewing contact our Drayton Office today!



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### COMMUNAL ENTRANCE

Stair and lift access to all floors and residents lounge.

### FRONT DOOR TO PROEPRTY

### LOUNGE/DINER

23' 3 max" x 14' 1 max" (7.09m x 4.29m)

### KITCHEN

### BEDROOM ONE

15' 8" x 9' 3" (4.78m x 2.82m)

### BEDROOM TWO

14' 8" x 9' 1" (4.47m x 2.77m)

### SHOWER ROOM

6' 9" x 5' 5" (2.06m x 1.65m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# LEASE INFORMATION:



As of 02/03/2026, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** First Port

**Balance of Lease:** 101 years as of 2/3/2026

**Ground Rent Charges:** £942.84 per annum

Ground Rent Review Period: 2045

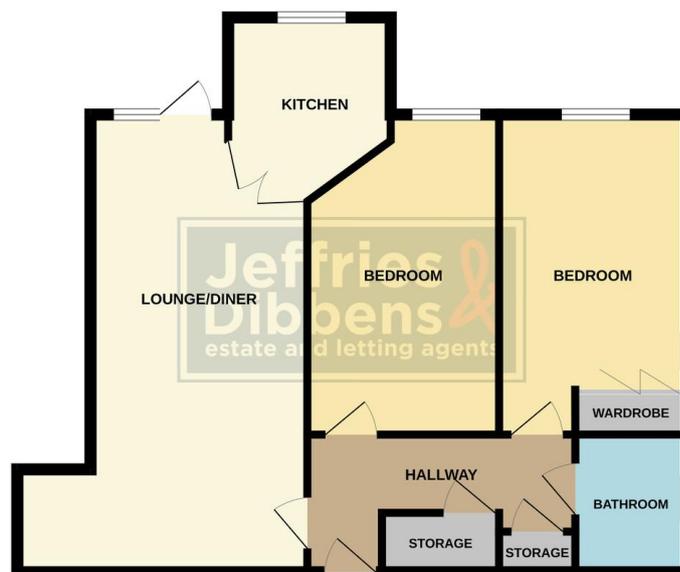
**Maintenance/Service Charges:** £5821.72 per annum.

**Maintenance /Service Charges Review Period:** Annually

**Building Insurance:** TBC

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

GROUND FLOOR



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 error, omission or misstatement. This plan is for guidance 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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## OFFICE ADDRESS

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## OFFICE DETAILS

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