



49 Simmonds Lodge, 93 Havant Road, Drayton, Portsmouth,
Hampshire, PO6 2DE

TOWN & COUNTRY
SOUTHERN

- A Purpose Built Top Floor Retirement Apartment
- One Bedroom with Fitted Wardrobe
- 17' Sitting Room, Fitted Kitchen
- Lift Service to All Floors, Communal Gardens
- Care Tech Alarm System, Entry Phone System
- Resident Facilities Including Guest Suite
- Close to Amenities, Shops & Surgeries
- Viewing Recommended by Appointment Only
- Council Tax Band C - Portsmouth City Council
- £200,000 - Leasehold

PROPERTY SUMMARY

A purpose-built, one-bedroom retirement apartment set within a prestigious and highly regarded development. Apartment 49 occupies a top-floor rear position and offers a welcoming hallway, shower room, double bedroom, a 17' sitting/dining room and a separate kitchen fitted with a selection of appliances and also benefits from floor coverings throughout and double glazing. Residents can enjoy an excellent range of communal amenities, including a residents lounge, private gardens, parking and lift service to all floors. Further facilities on the ground-floor reception level include a guest suite, a bar-style communal kitchen, hairdressing room, gym, activity room, buggy storage and the Lodge Manager's office. Designed exclusively for residents aged 55 and over the development has been finished to a high standard with comfort and tranquillity in mind. Features include a Care Tech alarm system, secure access and a varied programme of social activities. Conveniently located close to a bus stop, medical centre, local shops and Queen Alexandra Hospital, this attractive apartment is highly recommended for viewing.

ENTRANCE

From Havant Road proceed across the car park to the communal doors, entry phone system, leading to lobby, then into the owners lounge with kitchen area, fitness suite, the Lodge managers office and reception, cloakroom, guest suite and 'Wellbeing' suite as well as the battery car store and a refuse room, also on this level there is also an information board referring to up and coming events including coffee



mornings, owners meetings and quiz nights. Lift service rising to all floors, on reaching the third floor proceed along the corridor to the rear.

APARTMENT 49

Main front door with doorbell and spy-hole leading to:

HALLWAY

Illuminated lighting, textured ceiling with coving, access to loft space, ceiling lights, Care Tech alarm system, controls for heating, large walk-in storage cupboard with automated light, range of shelving, electric consumer box.

SITTING ROOM

17' 11" x 10' 4" (5.46m x 3.15m) Glazed panelled door to hallway, textured ceiling with coving, high level power points, fire surround with pebble inlay electric fire, double glazed window to side aspect overlooking East Cosham Road, electric heater, glazed panelled door leading to kitchen, entry phone system.

KITCHEN

9' 2" x 6' 9" (2.79m x 2.06m) Double glazed windows to side aspect overlooking East Cosham Road, range of matching wall and floor units with work surface, inset Blanco stainless steel sink unit with mixer tap and cupboard space under, integrated Zanussi washing machine with matching door, range of drawer units, inset four ring Zanussi hob with extractor hood, fan and light over, ceramic tiled surrounds, power points, integrated fridge and freezer with matching doors, wine rack, under unit lighting, eye-level Zanussi oven with drawer and cupboards under and cupboard over, textured ceiling and spotlights, extractor fan, vinyl flooring, Dimplex heater.

BEDROOM

12' 9" x 9' 8" (3.89m x 2.95m) Double glazed window to side aspect overlooking East Cosham Road, high level power points, panel heater, textured ceiling with coving, cushioned flooring, double mirror doored wardrobe to one wall with hanging space and shelving, power points.

SHOWER ROOM

Fully ceramic tiled to walls, concealed cistern w.c. and shelf over, wash hand basin with mixer tap and cupboards under, medicine cabinet and pelmet light over, heated towel rail, corner shower cubicle with curved panelled doors, textured ceiling, spotlights, extractor fan, vinyl flooring.

TENURE

Leasehold – 125 year from new in 2016 (115 years remaining).

MAINTENANCE

The annual charge of £1,775.00 (approx. paid half yearly) inc. the central heating & hot water, lift service, communal garden maintenance, window cleaning, the care tech alarm system, general maintenance and the services of the lodge manager. Please note these charges are subject to confirmation from Churchills management pack that will be supplied to buyers conveyancers.

GROUND RENT

£555.00 per annum, paid half yearly in December and June. Please note these charges are subject to confirmation from Churchills management pack that will be supplied to buyers conveyancers.

AGENTS NOTES

Council Tax Band C – Portsmouth City Council
Broadband – ADSL/FTTC/FTTP Fibre Checker
(openreach.com)

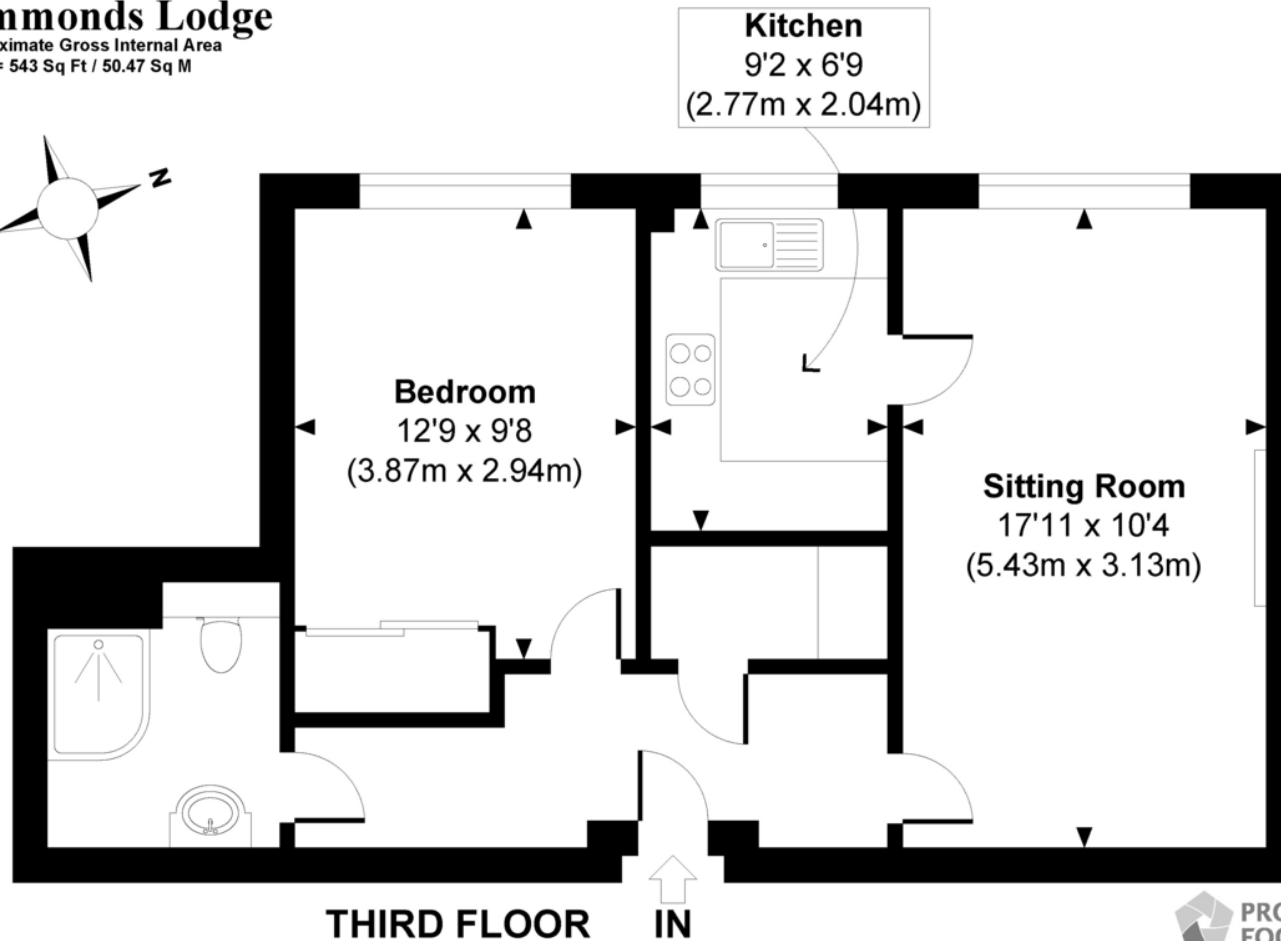
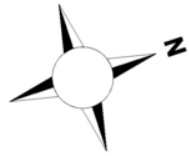
Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)

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.



Simmonds Lodge

Approximate Gross Internal Area
Total = 543 Sq Ft / 50.47 Sq M



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



141 Havant Road, Drayton, Portsmouth, Hampshire, PO6 2AA
T: 023 93 277 288 E: drayton@townandcountrysouthern.co.uk

townandcountrysouthern.co.uk

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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