Simmonds Lodge

Havant Road | Drayton | PO6 2DE



£200,000
Leasehold

- One Bedroom Retirement Apartment
- Modern Kitchen with Superb Range of Appliances
- Service Charges paid for 24 months by seller (subject to terms)
- Bright and Spacious Lounge/Dining Room
- Double Bedroom with Built-in Wardrobe
- Attractive Communal Gardens
- Shower Room
- No Chain

www.fryandkent.com

fry&kent



In Brief

Boasting a bright and peaceful aspect, overlooking the beautiful communal gardens, we are delighted to welcome to the market, this spacious one-bedroom retirement apartment in Simmonds Lodge. The complex was developed in 2016 and offers a fantastic range of facilities including a guest suite, communal residents lounge, fitness suite, wellness suite, car park, lodge manager and stunning, generous communal gardens that can be enjoyed all year round. Being conveniently located to local amenities, bus services, QA Hospital and the train station – this property really does tick the boxes for someone looking to move into retirement living. The apartment is of modern and stylish design with décor of neutral tones. A welcoming entrance hallway benefits from a large storage cupboard and the spacious, yet cosy lounge/dining room offers a great space for both relaxation and dining – whilst enjoying the lovely views over the attractive gardens. A bright and sunny kitchen has a superb range of built-in appliances and has doors to separate off. A double bedroom with fitted wardrobe space and the shower room complete the accommodation on offer. There is double glazing and a ground source heat pump system, supplying hot water and heating to all apartments and communal areas, which is covered by the service charge and feeds programmable thermostatically controlled hybrid hot water radiators in the lounge and bedroom. Separately, there is a programmable electric towel rail radiator in the bathroom and an electric fan heater in the kitchen. Offered with no forward chain and an excellent incentive: Service Charges paid for 24 months by the seller (subject to terms), we highly recommend viewing at your earliest convenience.

£200,000

KEY FACTS

Tenure : Leasehold 115 Years Remaining On Lease
Ground Rent - £768 Per Annum
Service Charge - £3000 Per Annum
Council Tax Band – C
EPC Rating - C



Simmonds Lodge

Havant Road | Drayton | PO6 2DE





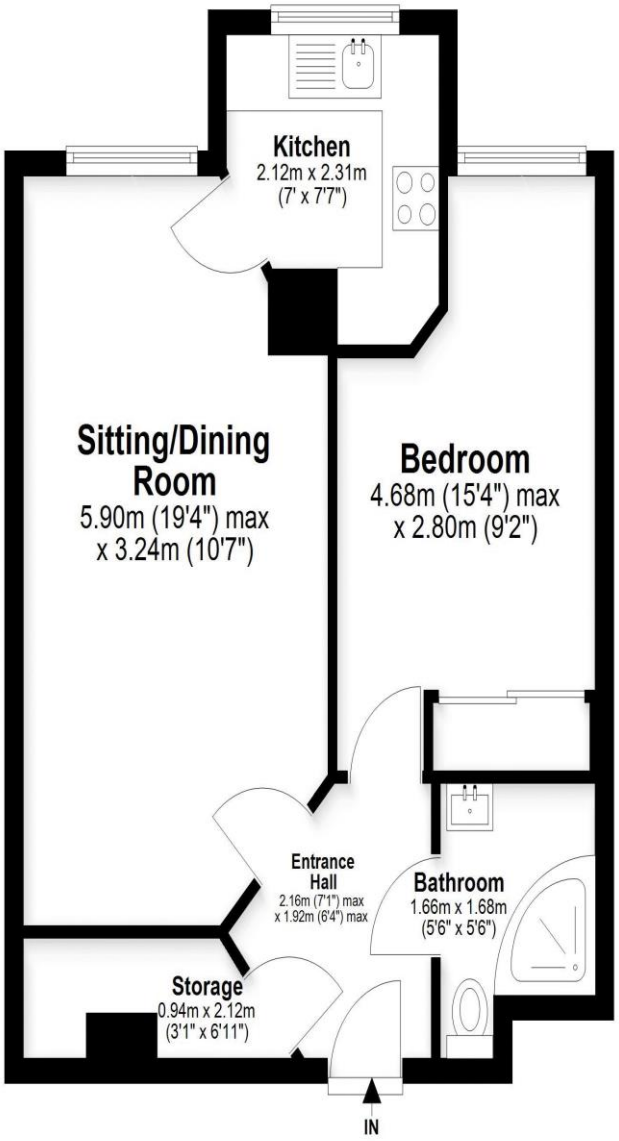






fry&kent
the property people

Apartment



These plans are for illustrative purposes only and while we take every care to confirm their accuracy, they must not be relied upon as a definitive representation of the subject property.
Plan produced using PlanUp.

Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marmion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

www.fryandkent.com

The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract.The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.

celebrating 50 years