40 Langstone Court

Drayton Lane | Drayton | PO6 1BU



£240,000
Leasehold

- One Bedroom First Floor Apartment
- Modern Fitted Kitchen and Bathroom
- 23'8 Lounge/Dining Room
- South Facing Balcony
- Double Bedroom with Fitted Wardrobe
- Superb Range of Communal Facilities
- Prestigious Retirement Development
- No Forward Chain

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In Brief

Offered with No Forward Chain, a first floor apartment located in this prestigious central Drayton retirement development which benefits from a south facing balcony inviting the daytime sun, with some shade afforded by the trees.

This well appointed property was one of only two of this design on the first floor of this development. It is situated within the south building known as 'Victory House'. Langstone Court is a high quality, securely gated development, which has no equal in the Drayton area. Its outstanding communal facilities to the lower ground floor incorporates a Guest suite with kitchen and shower; a laundry room in both blocks, family room with tv facilities and pool table, a buggy and bike store and Hairdressing Salon.

To the Ground floor is the House Manager's office, a computer area with internet access and a large communal lounge called the Collingwood Lounge.

The attractive stairway and lift leads up to the second floor where the Raffles Lounge is, with its bar and cooking area (available for private functions by arrangement) and extensive roof terrace with views of The Solent and Portsmouth.

Outside the block are some attractive gardens with a water feature and seating.

To the front of the blocks are ample parking facilities via the security gates from Drayton Lane.

£240,000

KEY FACTS

TENURE: Leasehold
LEASE REMAINING: 107 Years
ANNUAL GROUND RENT: £463.94 Per Annum
ANNUAL SERVICE CHARGE: £2712.78 Per Annum
EPC: tbc
COUNCIL TAX BAND: C
APPROX FLOOR AREA: 593 Sq Ft



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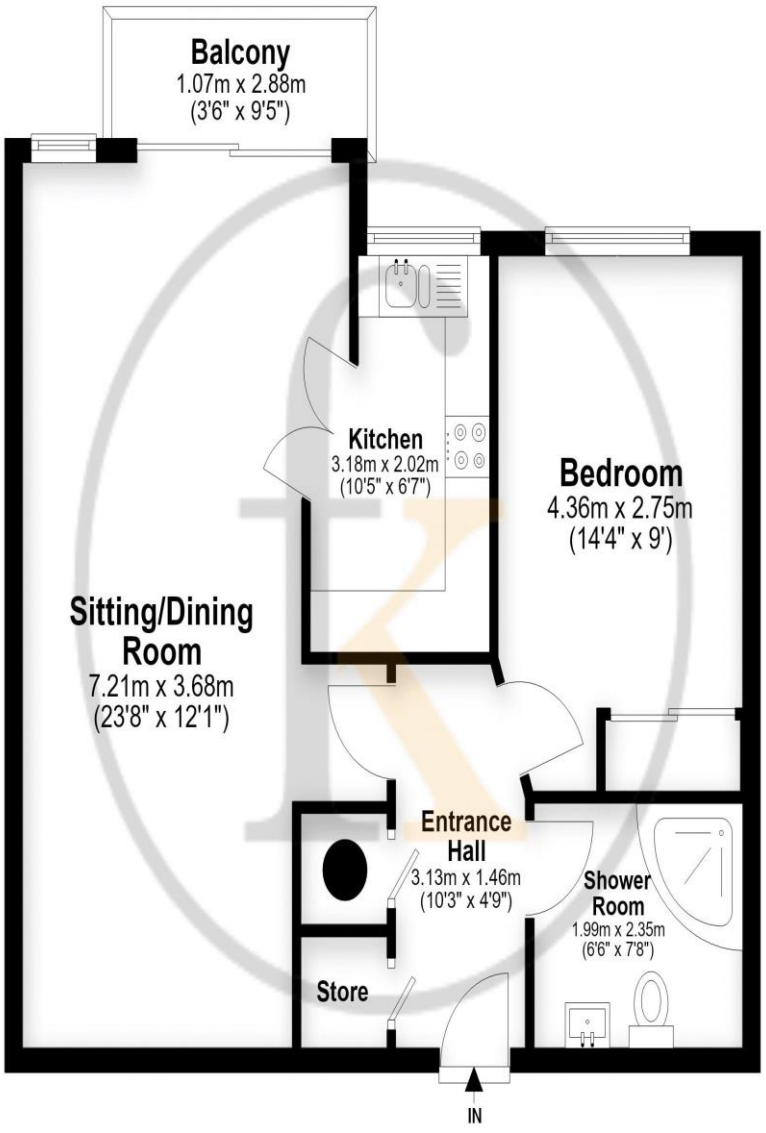




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Apartment

Approx. 55.2 sq. metres (593.7 sq. feet)
(excluding Balcony)



Total area: approx. 55.2 sq. metres (593.7 sq. feet)

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.

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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
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Measurements are approximate; services and appliances have not been tested unless stated. These particulars do not form part of a contract and do not exclude liability for misleading statements or omissions.