



£170,000
Flat 31, Nightingale Court
Drayton, PO6 2JA

We are delighted to offer for sale this very well presented two bedroom retirement apartment located on the top floor of Nightingale Court, Cosham. Situated within close proximity to local shops and amenities and offered with no forward chain, this apartment consists of a generous lounge, a modern fitted kitchen with integrated washing machine, modern white bathroom suite and two bedrooms. The property also benefits from a spacious communal lounge and garden areas, electric heating, residents parking, 24 hour emergency call system, laundry room and guest suite. An internal viewing is highly recommended and can be arranged by contacting Jeffries and Dibbens (Drayton).

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ENTRANCE HALL 14' 3" x 5' 7" (4.34m x 1.7m)

LIVING ROOM 18' 9" x 11' 1" (5.72m x 3.38m)

KITCHEN 8' 11" x 5' 9" (2.72m x 1.75m)

BATHROOM 7' 0" x 5' 5" (2.13m x 1.65m)

BEDROOM ONE 17' 7" x 9' 0" (5.36m x 2.74m)

BEDROOM TWO 9' 5" x 8' 7" (2.87m x 2.62m)

LEASE INFORMATION LEASE INFORMATION

Managing Agent - First Port & E+M Ltd.

125 year lease from 2002

Ground Rent - £410.00 Per Annum

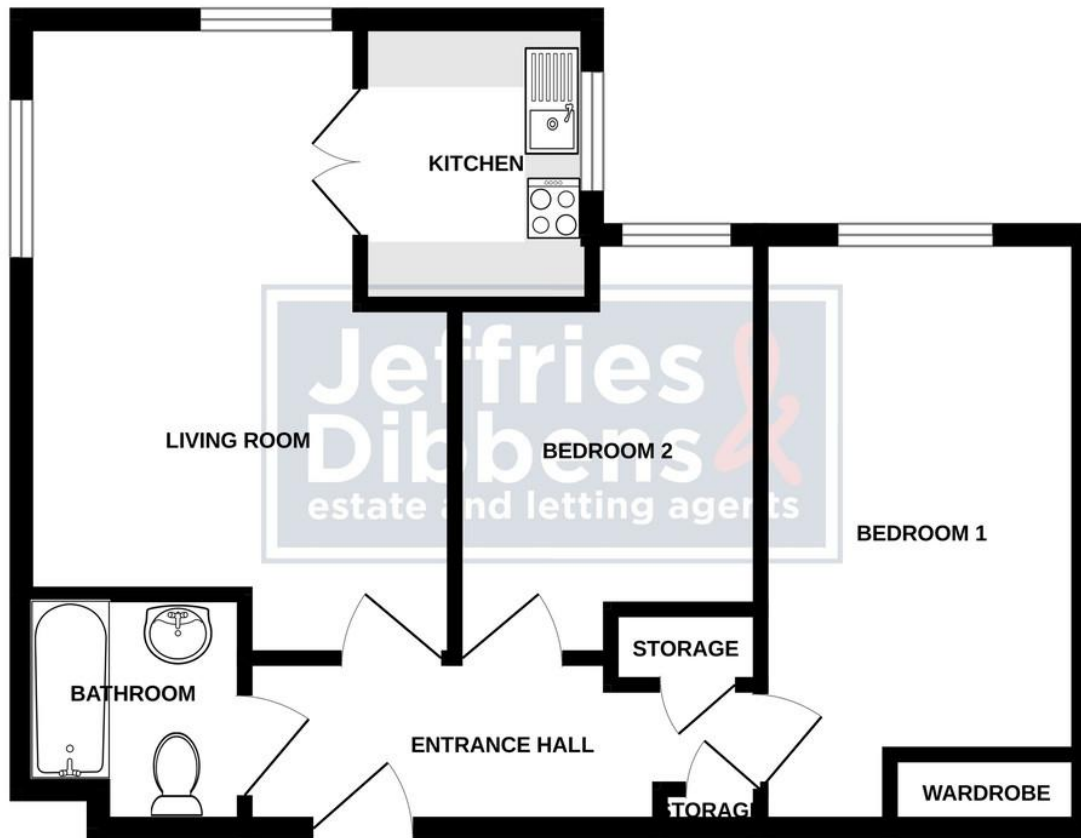
Service Charge - £4930.00 Per Annum

Buildings Insurance included

These figures are just for guidance and should be clarified by your legal representative.



TOP 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 mis-statement. This plan is for illustrative 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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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Leasehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries
Dibbens &**
estate and letting agents

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