



**£150,000**  
**Havant Road,**  
Drayton, PO6 2JA



We are delighted to offer for sale this one bedroom ground floor retirement apartment situated in the popular location of Nightingale Court, Drayton. Located within a close proximity to local shops and amenities the property is offered with no forward chain and benefits from electric heating, residents parking, spacious lounge with doors to lawn area, shower room, 24 hour emergency call system, well maintained communal gardens and a lift to all floors. The development offers additional facilities for guests and residents, which primarily include a generous communal lounge, laundry room and guest suite (subject to availability). An internal viewing is highly recommended and can be arranged by contacting Jeffries and Dibbens (Drayton) today.

- 1 
- 1 
- 1 







## **ENTRANCE HALL**

**LOUNGE** 17' 8" x 11' 1" (5.38m x 3.38m)

**KITCHEN** 9' 0" x 5' 9" (2.74m x 1.75m)

**BEDROOM** 15' 6" x 8' 7" (4.72m x 2.62m)

**SHOWER ROOM** 6' 8" x 5' 5" (2.03m x 1.65m)

## **LEASE INFORMATION**

125 Year Lease from 2002

Annual Ground Rent: £350.00

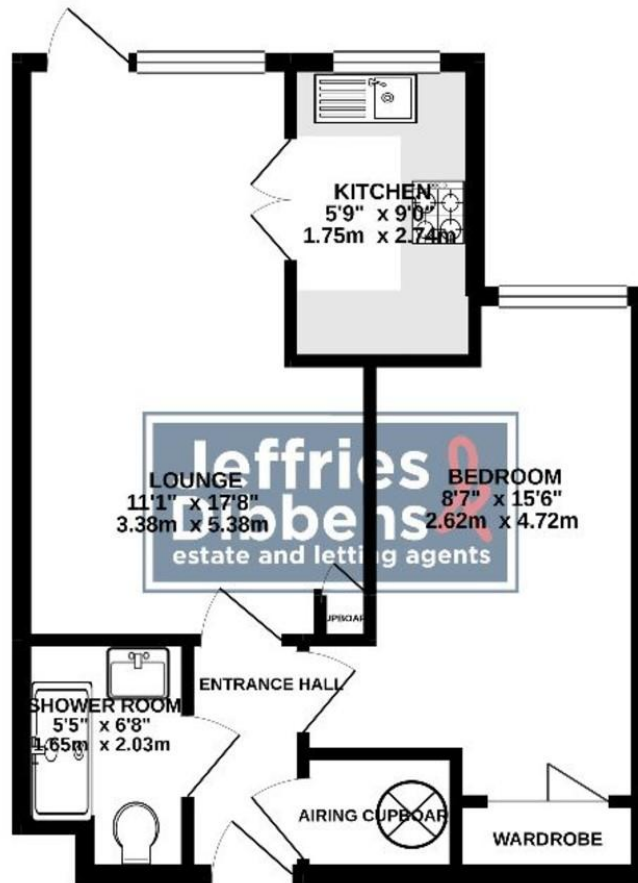
Ground Rent Period Review: Next Uplift 2025

Annual Service Charge: £3292.40

Buildings insurance and water charges included.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measures of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and does not constitute any offer of any prospective purchase. The services, systems and regulations shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Date: 04/10/2021

**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**OFFICE ADDRESS**  
196 Havant Road, Drayton,  
Portsmouth, Hampshire, PO6  
2EH

**CONTACT**  
023 9237 3341  
drayton@jeffries.co.uk  
www.jdea.co.uk

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