

46 LANGSTONE COURT

DRAYTON LANE | DRAYTON | PO6 1BU



£265,000
LEASEHOLD

- One Bedroom Second Floor Apartment
- Balcony with Views to Portsdown Hill
- Modern Fitted Kitchen with Appliances
- Living Room with Glazed Doors plus Side Aspect Window
- Comprehensive Facilities and Communal Gardens
- Gated Entrance to Car Parking Areas
- Close to Local Amenities and Transport Links
- Excellent Decorative Order



In Brief

We are delighted to offer for sale this bright and airy One Bedroom Apartment, which is located on the second floor of the building known as 'Victory House'. The property is well proportioned and benefits from a balcony with a lovely view up to Portsdown Hill. The apartment is in excellent decorative order and The accommodation comprises; entrance hallway with ceiling skylight window and storage cupboard, living/dining area, fitted kitchen with glazed doors, shower room with airing cupboard and a good sized bedroom with built-in wardrobes/storage. The apartment also benefits from thermostatically controlled underfloor heating in all rooms. This prestigious development is situated in central Drayton, close to local shops and is on bus routes to supermarkets and other town centres. The electronically gated entrance leads to the parking areas and the complex itself boasts superb communal facilities. Both blocks have well appointed communal lounges, buggy stores and laundry rooms. 'Victory House' has the addition of the Guest Suite (bedroom, kitchen and shower room), hairdressing salon, activity room, family room (with DVD and television facilities) plus the roof top Raffles Lounge with its own catering facilities, comfortable seating and the south facing sun terrace with extensive views of The Solent and Portsmouth. This area can also be hired, at a reasonable rate for family functions, and hosts other events as well. Langstone Court is surrounded by attractive communal gardens, with outside seating areas and a water feature.

£265,000

KEY FACTS

The lease commenced 1.1.2008 for 125 years

Ground Rent - £463.94

Per Annum Maintenance - £2213 Per Annum (includes water and sewerage charges)

Council Tax Band - C

EPC Rating - C



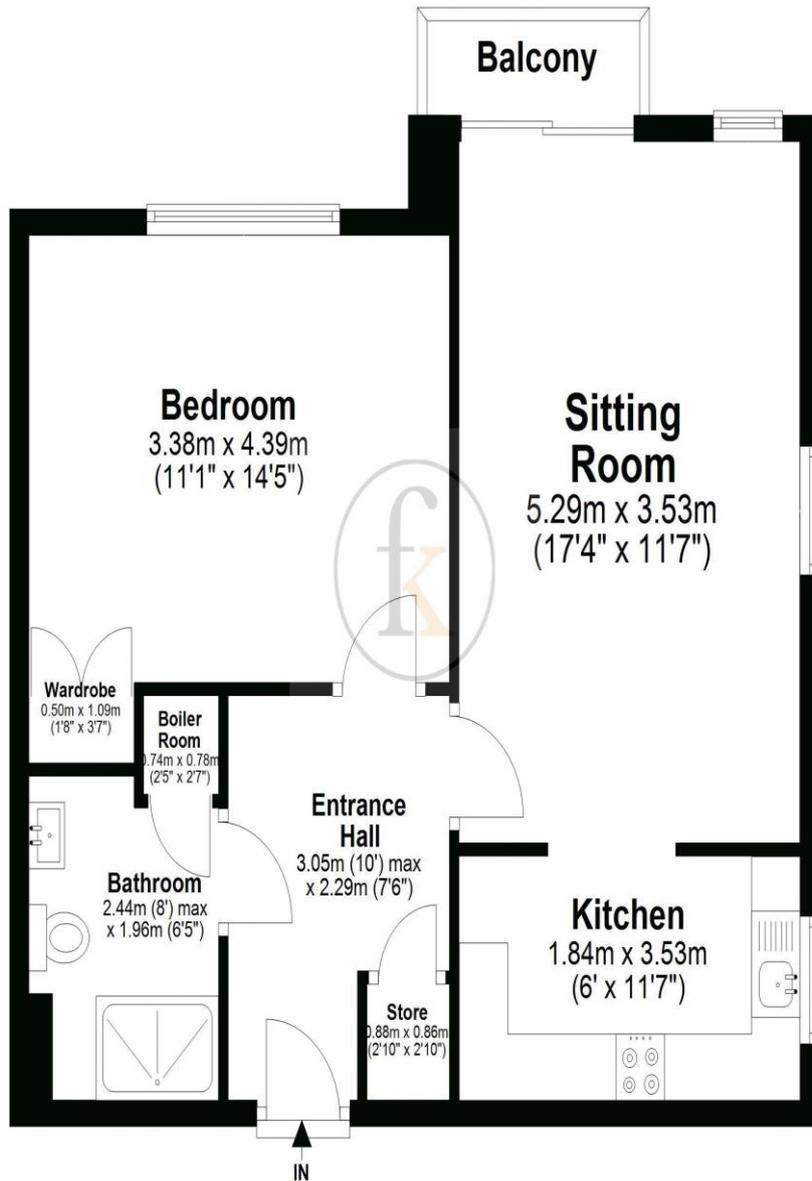
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Ground Floor

Approx. 54.7 sq. metres (588.8 sq. feet)



Total area: approx. 54.7 sq. metres (588.8 sq. feet)

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

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139 Havant Road,
Drayton, PO6 2AA
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London
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Mayfair Office, Cashel House,
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Southsea, PO5 2BA
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