

LANGSTONE COURT

DRAYTON LANE | DRAYTON | PO6 1BU



£209,950
LEASEHOLD

- One Bedroom Second Floor Apartment
- Balcony with Views to Portsdown Hill
- Modern Fitted Kitchen with Appliances
- Living Room with Glazed Doors & Side Aspect Window
- Comprehensive Facilities and Communal Gardens
- Gated Entrance to Car Parking Areas
- Close to Local Amenities and Transport Links
- Approximate Internal Area - 603 Sq Ft



In Brief

Fry & Kent have pleasure in offering 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 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 wardrobe. 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. The property is offered with No Chain.

£209,950

KEY FACTS

Council Tax Band - C

EPC Rating - C

111 Years Remaining On Lease

Ground Rent - £463.94 Per Annum

Service Charge - £2,251.58 Per Annum



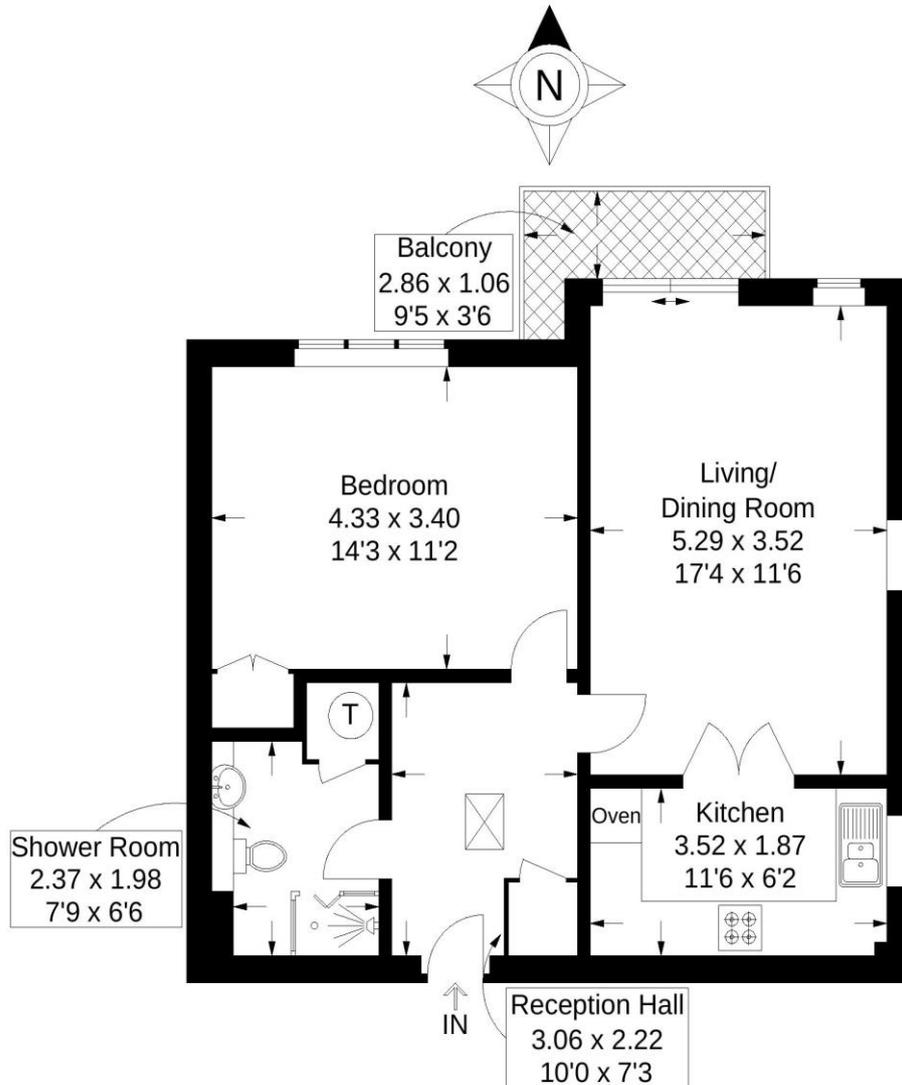
LANGSTONE COURT

DRAYTON LANE | DRAYTON | PO6 1BU



Langstone Court, Drayton Lane, Drayton

Approximate Gross Internal Area = 56 sq m / 603 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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