

# bushnell porter



**Atkinson Court  
118-124 Havant Road  
Drayton PO6 2HZ**



- Resident's lounge, laundry room, communal gardens and guest suite
- 24 hour emergency 'Apello' call system
- Security entrance phone
- Lift and stairs to all floors
- Lounge
- Wood grain maple coloured kitchen
- Shower room
- Bedroom
- Electric heating
- No forward chain

## Independent Estate Agents

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Registered in England and Wales No. 3184424 Registered Office: 10-14 Andover Road, Winchester, Hampshire, SO23 7BS

Other Offices in Hampshire



**A one bedroom second floor purpose built retirement apartment for those aged 60 and over, situated in the popular location in Drayton close to local shops and being sold with no forward chain.**

## **ACCOMMODATION**

**COMMUNAL ENTRANCE HALL** security entrance phone, lift and stairs to all floors, communal lounge, communal laundry room, guest suite, communal gardens.

**OWNERS ENTRANCE HALL** via Georgian style wood grain panel effect door, Georgian style wood grain panel effect doors with gold effect furniture to all rooms, coved and plain plastered ceiling, mains powered smoke detector, loft hatch, cupboard housing water heater, slatted storage shelves, emergency call facility.

**SHOWER ROOM** 6ft 9 (2.07m) x 5ft 6 (1.68m) three piece suite comprising walk-in shower cubicle with two tiled walls, glazed door/screen, chrome thermostatically controlled shower mixer, ceramic wash hand basin with chrome taps, wood grain panel effect storage cupboards below, close coupled wc, vinyl flooring, wall mounted electric heater, extractor fan, plain plastered and coved ceiling, strip light and shaver point, electric towel rail/radiator.

**BEDROOM** 18ft 1 (5.52m) max. reducing to 11ft 9 (3.59m) x 8ft 9 (2.67m) reducing to 5ft (1.52m) side aspect room via double glazed windows overlooking communal gardens, tree tops and roof tops, wall mounted night storage heater, emergency call facility, built-in double wardrobes via mirror fronted bi-fold doors concealing hanging rail and storage shelf space, coved and plain plastered ceiling.

**LOUNGE** 17ft 7 (5.38m) x 11ft 2 (3.41m) reducing to 9ft (2.73m) side aspect room via double glazed window overlooking trees and roof tops via double glazed window, television point, telephone point, wall mounted night storage heater, coved and plain plastered ceiling, built-in cupboard via panel effect door concealing electric meter and fuses, frosted French doors leading through to kitchen.

**KITCHEN** 9ft (3.74m) x 5ft 8 (1.75m) maple coloured wood grain effect units with brushed steel effect furniture, single bowl single drainer stainless steel inset sink unit with chrome monobloc mixer tap over, granite effect work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under pelmet and under pelmet lighting, built-in electric hob, adjacent electric oven, integrated fridge, integrated freezer, cooker hood, vinyl flooring, coved and plain plastered ceiling wall mounted electric heater.

**OUTSIDE** there are communal gardens together with a first come first serve residents parking.

**COUNCIL TAX – Portsmouth City Council – Band (C) - £1,844.85 (2024/2025)**

## **LEASEHOLD**

**Lease length – 125years From 1<sup>st</sup> December 2006 (Approx.' 106 years remaining)**

**Maintenance charges – 2024/2025 (to 28-02-25) Approx.' £3,300.44 per year**

**Ground rent – £395.00 per year**

**BROADBAND/MOBILE SUPPLY CHECK – online at 'Ofcom checker' OR via the following link - <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>**

**SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES**





The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

