

9 LANGSTONE COURT

DRAYTON LANE | PORTSMOUTH | PO6 1BU



£204,995
Leasehold

- First Floor Double Bedroom Apartment
- Modern Kitchen with Appliances
- Superb Range of Communal Facilities
- Living Room with Balcony Area
- Re-fitted Bathroom with Shower Cubicle
- Close to all Local Amenities
- Communal Grounds and Parking
- Approximate Internal Area = 564 Sq Ft



In Brief

One of Langstone Court's best positioned apartments is located on the first floor of the building known as 'Sovereign House' and is one of only two built of this design. This apartment is well presented and has been updated with accommodation that comprises; entrance hallway with secure entry system, living/dining area with access to the wrap around balcony which is south and westerly facing, double bedroom with fitted wardrobes, fitted kitchen and the shower room that has been fully tiled. This prestigious development is situated in Central Drayton close to local shops and on bus routes to supermarkets and other town centres. This gated community has no equal in the Drayton area and 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, of course, the magnificent Raffles Lounge (to the top floor) with its own catering facilities, comfortable seating and the south facing sun terrace with extensive views of The Solent and Portsmouth. This area can be hired, at a reasonable rate, for family functions, if required, and host other events as well. Outside the block are some attractive communal gardens, water feature, and communal parking behind the electrically controlled gates.

£204,995

KEY FACTS

Leasehold

EPC - TBC

Council Tax Band - B



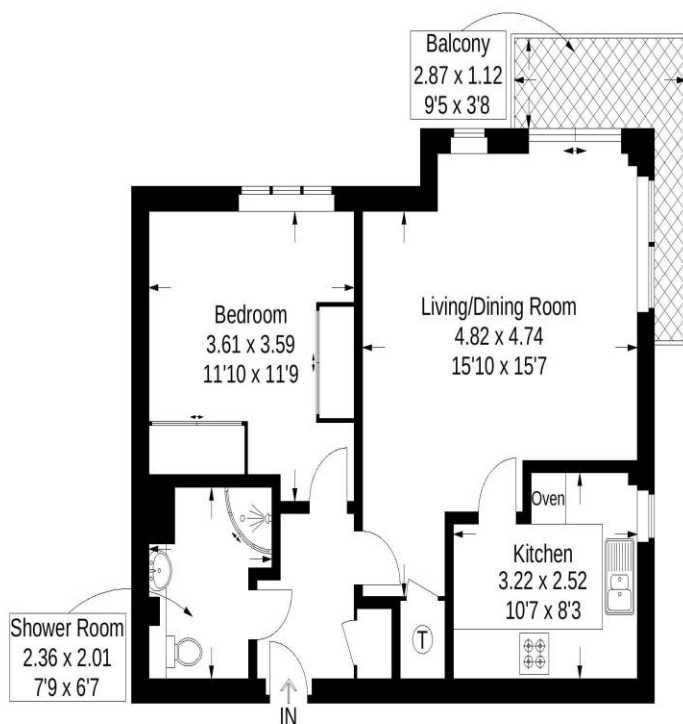
9 LANGSTONE COURT

DRAYTON LANE | PORTSMOUTH | PO6 1BU



Langstone Court, Drayton Lane, Drayton

Approximate Gross Internal Area = 52.4 sq m / 564 sq ft



First 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