



Christyne Court – Stakes Road – Purbrook – Hampshire – PO7 5XT

A one-bedroom first floor apartment in a popular retirement development close to shops



## 19 Christyne Court

Entrance hall • Sitting room • Bedroom •  
Kitchen • Wetroom.

**£85,000 leasehold**

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Christyne Court is situated at the junction of Stakes Road with Aldermoor Road. It is just a short walk down Stakes Road past the Methodist church to the centre of Purbrook with its good range of shops and the Church of St John The Baptist.

Facilities include a visiting manager and emergency alarm service, communal lounge, guest suite and gardens. Parking is to the rear of the development.

Good road communications with easy access to the A3(M) which connects to the motorway network in the south of England. The coast and the South Downs are also nearby.

125 year lease from 1988 (92 years remaining),  
£75 ground rent and 60+ age covenant.

**For viewings please contact the  
Scheme Manager on 07807 965099 or  
Fifty5plus on 01488 668655**



*Sitting room*



*Bedroom*



*Kitchen*

# The Property

No 19 Christyne Court is a one bedroom first floor apartment overlooking Aldermoor Road. Approximate room dimensions as follows:

Entrance hall with airing cupboard. Sitting room (18'6" into walk-in bay x 10') with wall lights and storage heater. Kitchen (7'3" x 6'2") with integral fridge, freezer, washer dryer, oven, hob and extractor fan. Bedroom (13'11" max excluding double wardrobe) x 8'4") with wall lights. Wet room 6'3" max x 5'6" max) Double glazing and electric storage heating.

# Directions to Christyne Court

From the A27 north of Portsmouth take the A3(M) to Petersfield and at Junction 4 exit to Purbrook and then east along Purbrook Way. Cross over the roundabout and continue down Stakes Road.

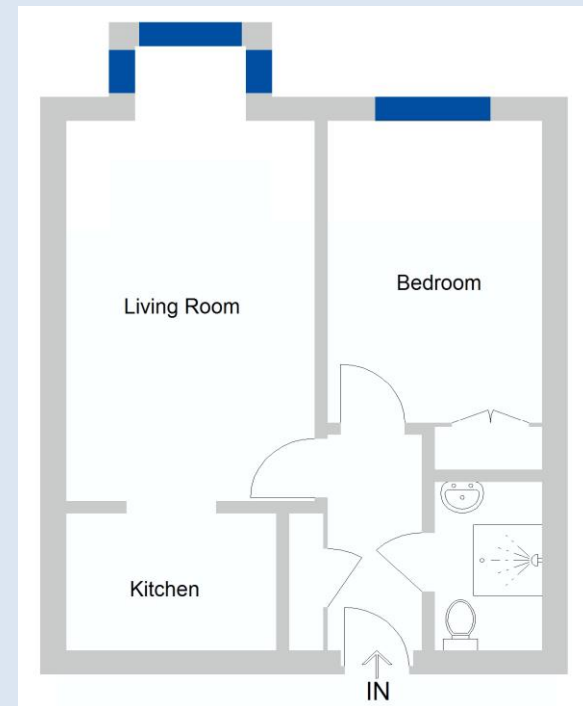
After passing Fir Copse Road and Park Avenue on your left, take the next turning right into Stakes Road, pass Park Farm Road on your right and take the next right into Aldermoor Road. The entrance to Christyne Court will be found in a few yards on your left.



Wetroom



Bedroom



**Approximate gross internals: Total: 41 m<sup>2</sup> / 441 ft<sup>2</sup>**

**Energy performance rating: 83**

**Condition Code: C**

**Service charge: £2,530.90 p.a.**

**Council tax banding: B**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor.

# Christyne Court

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Christyne Court was built in 1987 and consists of 24 retirement apartments, mostly two bedroom, in a single building with an attractive garden to the rear. The development provides a special environment designed to combine comfort and security in retirement. There is a visiting manager, emergency alarm service in all properties, residents' lounge and guest suite. Parking is to the rear of the development.

## Location

Purbrook is situated just below the Forest of Bere with the Meon Valley to the west, Ports Down to the south and Langstone Harbour to the south west. It has a good selection of shops and is just a short drive (about four miles) to the centre of Portsmouth.

Nearby is Portchester Castle which is the oldest military monument in southern England. Fort Purbrook, on Portsdown Hill just south of Purbrook, is one of a series of forts (called 'Palmerston's Folly') built in the mid 19th century to combat fears of a French invasion. Today you can walk across this chalk ridge and see Fort Widley to the west which is sometimes open. In the Portsmouth naval base dockyard itself are The Royal Naval Museum, HMS Victory and the hull of the Mary Rose.

## Further afield

The A3 passes through Purbrook which is about two miles north of Junction 12 of the M27. Portsmouth is about four miles and Fareham eight miles. The A3(M) is less than two miles with Havant about three miles and Petersfield about 12 miles. Fast trains from Havant to London (Waterloo) take about an hour and 25 minutes.



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