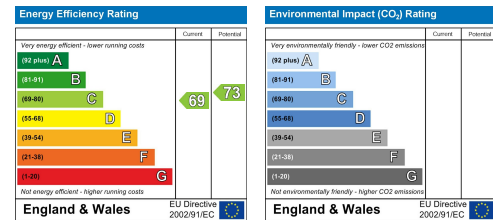


Floor Plan



TOTAL FLOOR AREA : 617 sq.ft. (57.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



TFF 34 Magdalen Road
Portsmouth, PO2 9HS

We are pleased to welcome to the market this large one bedroom first floor flat being offered with share of freehold in the popular Portsmouth location of Magdalen Road.

There is one large bedroom, open plan lounge diner, separate kitchen and family bathroom. There are high ceilings and period features also throughout with original built in wardrobes and character coving.

The property is well presented throughout and would make a great first time buy for anyone looking to get onto the ladder.

There are no stipulated service charges on the property the current setup is any works are simply 50/50 between you and the other freeholder when they arise.

There is also a 983 year lease in the background.

For more information or to arrange a viewing please call Castles today.

Offers in excess of £150,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



CHARLES@CASTLESTATES.CO.UK
GARY@CASTLESTATES.CO.UK
SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

TFF 34 Magdalen Road

Portsmouth, PO2 9HS



- FIRST FLOOR FLAT
- SHARE OF FREEHOLD
- 983 YEARS ON THE BACKGROUND LEASE
- HIGH CEILINGS
- LARGE ONE BEDROOM
- NO SERVICE CHARGES
- CHARACTER FEATURES
- CLOSE TO LOCAL SHOPS

LOUNGE/DINER

11'9" x 15'5" (3.6 x 4.7)

KITCHEN

7'6" x 9'2" (2.3 x 2.8)

BATHROOM

7'2" x 7'6" (2.2 x 2.3)

BEDROOM ONE

11'5" x 14'9" (3.5 x 4.5)

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

Lease Information

SHARE OF FREEHOLD

Lease Length: 982

Service Charge: £0

Ground Rent: £0

* Please be aware this information has been provided to us by the sellers to the best of their knowledge and will be clarified specifically by the solicitors during the conveyancing process. Currently any works required on the building are dealt with at the time on a 50/50 basis with the other freeholder/owner for the ground floor flat *

