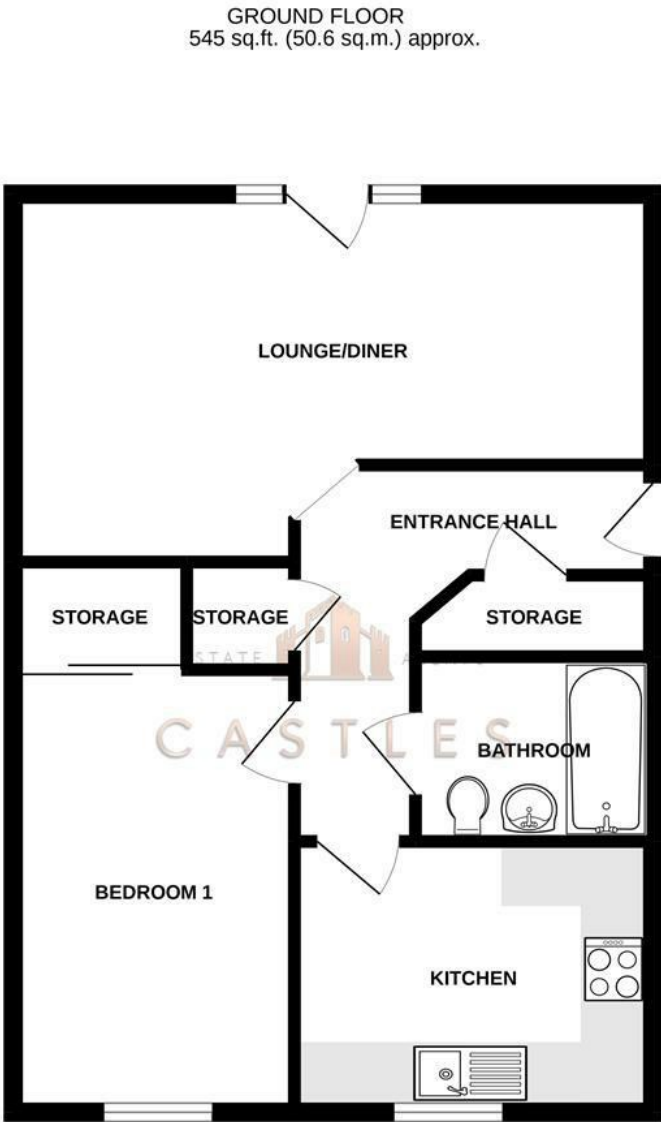


Floor Plan



TOTAL FLOOR AREA : 545 sq.ft. (50.6 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Proposed		Current	Proposed
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(10 plus) A		
(81-91) B			(31-41) B		
(69-80) C			(20-30) C		
(55-68) D			(15-19) D		
(39-54) E			(11-14) E		
(21-38) F			(8-10) F		
(1-20) G			(1-7) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



I Matapan Road

Portsmouth, PO2 9AF

*** ONE BEDROOM GROUND FLOOR FLAT + ALLOCATED PARKING ***

Castles are pleased to welcome to the market this modern one bedroom ground floor flat with allocated parking in Fiume House, Matapan Road, Hilsea.

The property is well presented throughout and consists of a lounge diner with access out to the garden space, a modern fitted kitchen and bathroom along with a double bedroom with built in wardrobes.

This apartment has plenty of years left on the lease, 135 years to be precise.

This would make a great first time purchase for anyone looking to get their foot onto the ladder but also a great buy-to let investment looking to add to their portfolio. Investors can expect a rental income of £750PCM which provides you a gross yield of 6%.

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

Offers over £150,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899

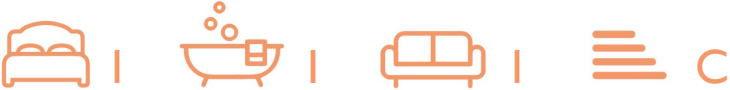


CHARLES@CASTLESESTATES.CO.UK
GARY@CASTLESESTATES.CO.UK
SEAN@CASTLESESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

I Matapan Road

Portsmouth, PO2 9AF



- ONE BEDROOM
- MODERN FINISH
- ALLOCATED PARKING
- IDEAL BUY-TO-LET INVESTMENT
- GROUND FLOOR FLAT
- HILSEA LOCATION
- IDEAL FIRST TIME BUY
- GOOD TRANSPORT LINKS

LOUNGE DINER
19'8" x 11'1" (6.0 x 3.4)

KITCHEN
10'9" x 8'2" (3.3 x 2.5)

BATHROOM
7'2" x 5'6" (2.2 x 1.7)

BEDROOM
13'5" x 8'6" (4.1 x 2.6)

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
Service Charges: £970 Per Annum
Ground Rent: £220 Per Annum

Lease Length: 135 Years Remaining

