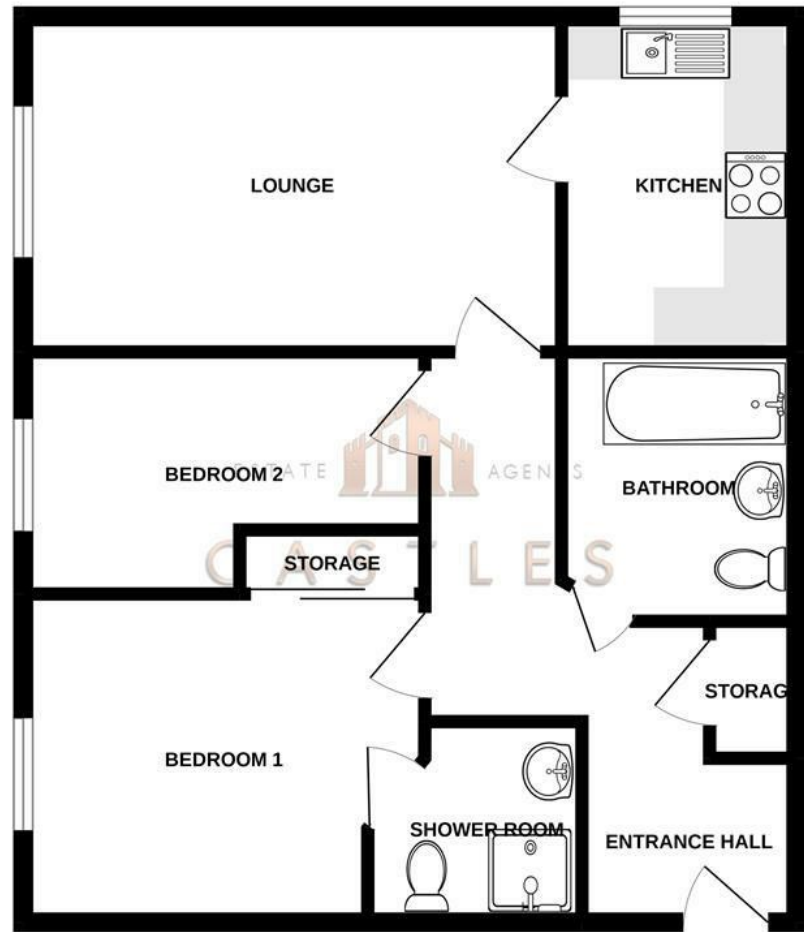


Floor Plan

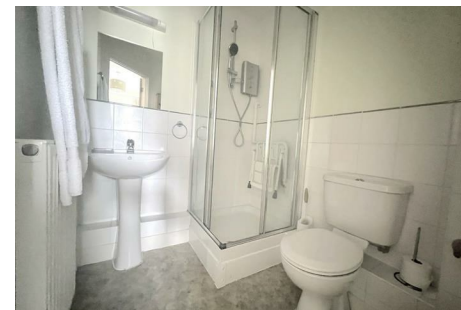
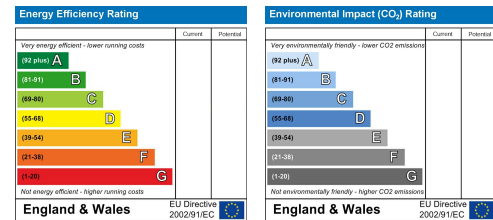
GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 604 sq.ft. (56.1 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.



## 9 Admiral Place Nelson Avenue Fareham, PO16 9XN

Castles are pleased to bring to the market this well presented two bedroom first floor apartment with allocated residents parking in the popular development of Admiral House, Nelson Road, Portchester.

Built in 2007 this property is offered with no forward chain and consists of a large lounge area, modern fitted kitchen, family bathroom, two decent sized bedrooms, one of which has the added bonus of an en-suite shower room.

Externally the property has south facing communal gardens. To the front of the property there is residents allocated parking and visitors parking also.

This property would make a perfect first time purchase for anyone looking to get their foot on the ladder.

Also for anyone looking to add an investment property to their portfolio this would be a wise choice as the expected rental income would be £1000PCM.

The property currently has 110 years left on the lease.

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

**Offers over £200,000**

### DIRECTORS

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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

# 9 Admiral Place Nelson Avenue

Fareham, PO16 9XN



- TWO BEDROOMS
- ALLOCATED PARKING
- POPULAR PORTCHESTER LOCATION
- IDEAL FIRST TIME BUY
- TWO BATHROOMS
- NO ONWARD CHAIN
- CLOSE TO LOCAL SHOPS
- 110 YEARS REMAINING ON LEASE

### LOUNGE DINER

16'4" x 9'2" (5.0 x 2.8)

### KITCHEN

9'10" x 6'6" (3.0 x 2.0)

### BATHROOM

7'10" x 6'10" (2.4 x 2.1)

### BEDROOM ONE

11'9" x 9'6" (3.6 x 2.9)

### EN-SUITE SHOWER ROOM

6'2" x 4'11" (1.9 x 1.5)

### BEDROOM TWO

11'9" x 7'2" (3.6 x 2.2)

### Lease Information

Lease Length: 110 Years Remaining

Service Charge: £1250 Per Annum

Ground Rent: £250 Per Annum

### 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.

### 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.

### 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.

