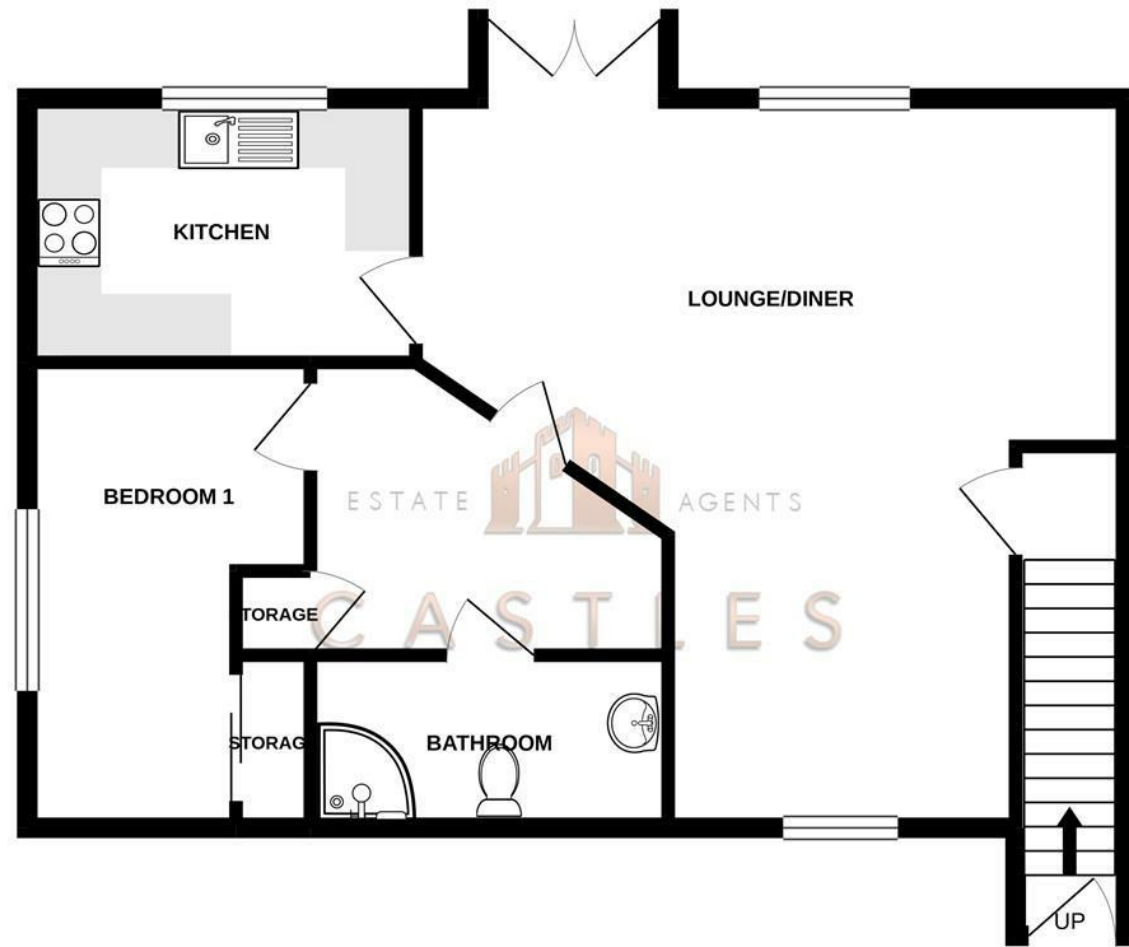


Floor Plan

GROUND FLOOR
681 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq.ft. (63.2 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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24a Postern Close
Fareham, PO16 9NB

*** ONE BEDROOM MODERNISED FIRST FLOOR RETIREMENT APARTMENT ***

Castles are pleased to welcome to the market this well presented one bedroom first floor retirement apartment for over 60's, located in the popular development of Postern Close.

The property is a short distance from the local shops in Portchester precinct and has a Juliet balcony that looks over the Portchester Roundabout and has views of Portsdown Hill.

The properties entrance is via its own front door with stairs and a stairlift rising to the first floor landing. There is a now a large lounge diner which did use to be a second bedroom but it was knocked through. If you did need two bedrooms you could reinstate the stud wall that was removed. There is a new modern fair sized kitchen and a new shower room along with a large double bedroom with storage.

Externally the development benefits from a lovely communal garden along with residents and visitors' parking plus the bonus of a house manager on site.

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

Offers in excess of £200,000

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(20 plus) A	
(81-91) B		(15-19) B	
(69-80) C		(10-14) C	
(55-68) D		(7-9) D	
(39-54) E		(3-6) E	
(21-38) F		(1-2) F	
(1-20) G		(0) 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

DIRECTORS

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24a Postern Close

Fareham, PO16 9NB



- RETIREMENT FLAT OVER 60'S
- NEW KITCHEN
- JULIET BALCONY
- ABILITY TO BE CHANGED BACK TO A TWO BED
- COMMUNAL GARDENS
- OPEN PLAN LOUNGE DINER
- NEW SHOWER ROOM
- VIEWS OF PORTSDOWN HILL
- STAIRLIFT
- RESIDENTS & VISITORS PARKING

LOUNGE/DINER

20'8" x 20'4" (6.3 x 6.2)

KITCHEN

11'1" x 7'6" (3.4 x 2.3)

BATHROOM

4'7" x 7'2" (1.4 x 2.2)

BEDROOM

11'5" x 10'2" (3.5 x 3.1)

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.

Lease Info

GROUND RENT: £100 P.A.
LEASE LENGTH: APPROX 70

YEARS
SERVICE CHARGES: £169.53 PCM

