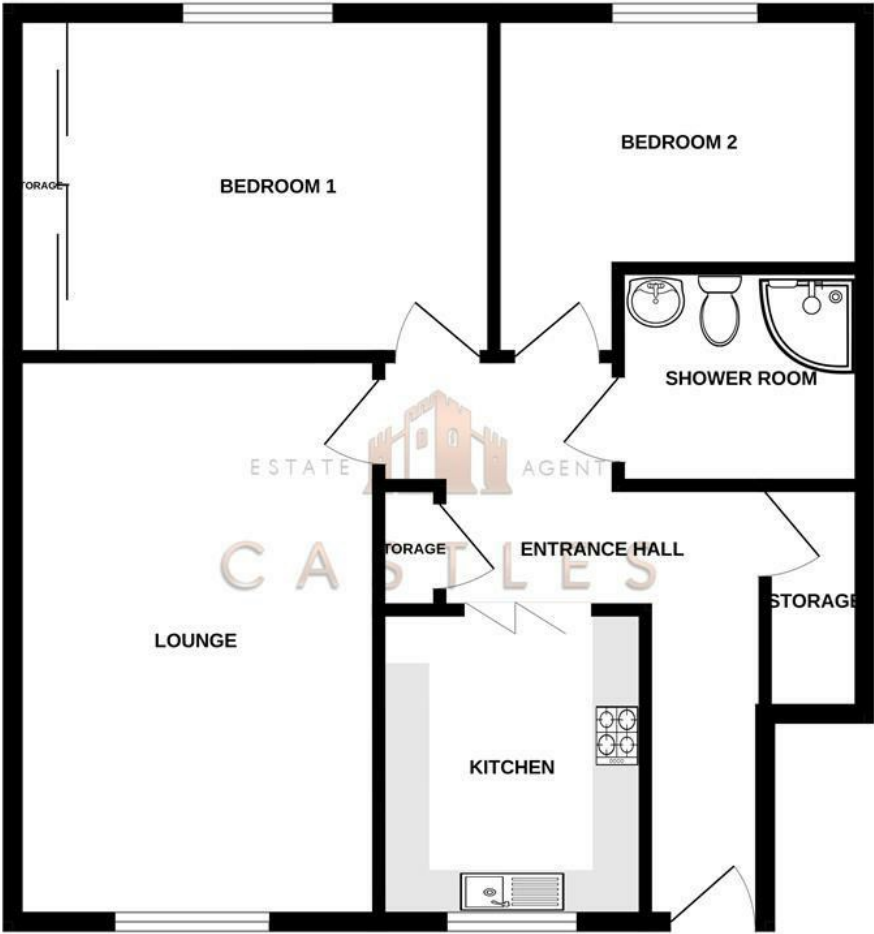




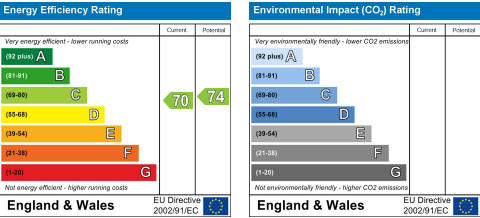
Floor Plan

GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



3 Postern Close
Portchester, PO16 9NB

We are pleased to welcome to the market this well presented two bedroom ground floor retirement apartment for over 60's, located in the popular development of Postern Close, Portchester.

The property is a short distance from the local shops in Portchester precinct.

The properties entrance is via its own front door and the accommodation consists of a lounge diner, new modern fair sized kitchen and a modern shower room along with a large double bedroom and one smaller bedroom.

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 over £200,000



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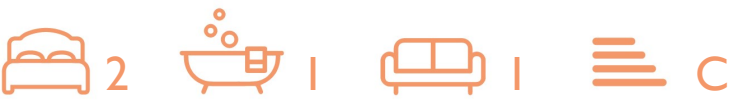
Directors: Charles Tuson & Gary Agar

Company Number: 12821075

VAT Number: 356389459

3 Postern Close

Portchester, PO169NB



- TWO BEDROOMS
- RESIDENTS PARKING
- HOUSE MANAGER ON SITE
- CLOSE TO PORTCHESTER SHOPS
- OVER 60'S RETIREMENT COMPLEX
- VISITORS PARKING
- GROUND FLOOR APARTMENT
- PRIVATE ENTRANCE

LOUNGE
10'9" x 16'8" (3.3 x 5.1)

KITCHEN
7'10" x 9'2" (2.4 x 2.8)

SHOWER ROOM
7'2" x 6'2" (2.2 x 1.9)

BEDROOM 1
12'9" x 10'2" (3.9 x 3.1)

BEDROOM 2
10'9" x 7'6" x 9'10" (3.3 x 2.3 x 3.0)

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 at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof

of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

Lease Information
Lease Length: 60 Years Remaining

Service Charge: £2408 Per Annum

Ground Rent: £100 Per Annum

* 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 *

