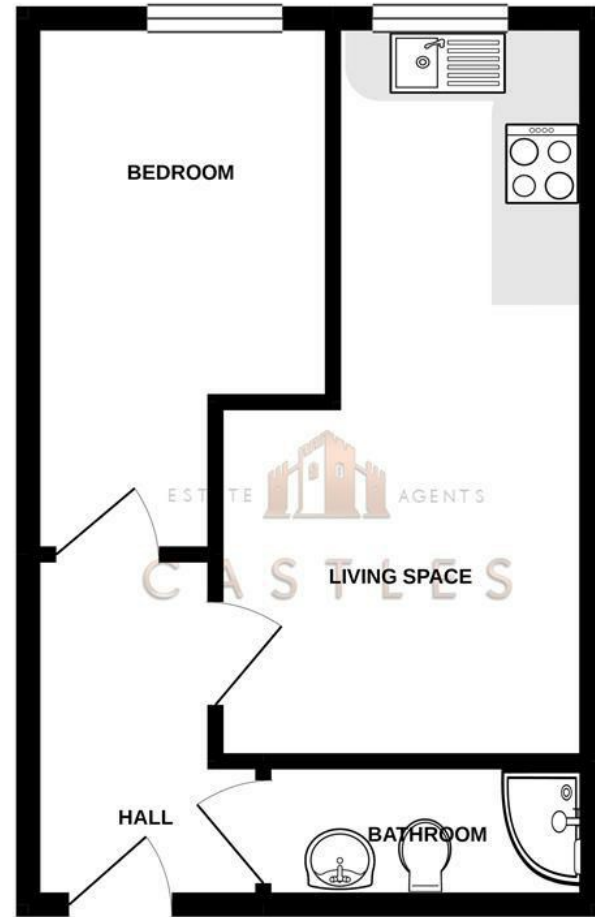


Floor Plan

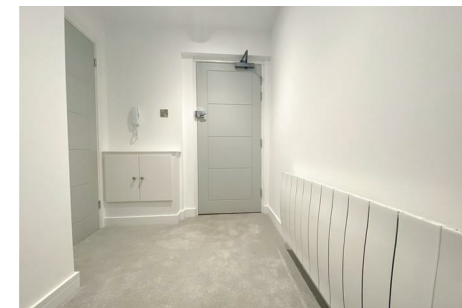
GROUND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 294 sq.ft. (27.3 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>		<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>	
<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>		<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> EU Directive 2002/91/EC		<small>England &amp; Wales</small> EU Directive 2002/91/EC	



149a London Road  
Portsmouth, PO2 9AA

\*\*\* BRAND NEW MODERN ONE BEDROOM APARTMENT ON HELP TO BUY SCHEME \*\*\*

Castles are proud to welcome to the market this brand new one bedroom modern apartment in this stylish new development on London Road, Portsmouth.

The property is brand new and benefits from a high quality engineered kitchen featuring Bosch appliances and integrated white goods. The shower rooms are tiled and also finished to an exceptional standard.

These apartments are offered on the 5% deposit Help To Buy Scheme.

For any investors looking to add to their portfolio this flat would make a great investment as it would rent for approximately £625PCM. This would provide a yield of 6.25% based on the current asking price.

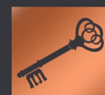
These properties benefit from a 10 year warranty.

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

Asking price £120,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



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PORTCHESTER  
PO16 9QD



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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

# 149a London Road

Portsmouth, PO2 9AA



- HELP TO BUY SCHEME
- MODERN FITTED KITCHEN
- 125 YEAR LEASE
- MODERN SHOWER ROOM
- IDEAL BUY TO LET INVESTMENT
- BRAND NEW APARTMENTS
- BOSCH APPLIANCES
- INTEGRATED WHITE GOODS
- CLOSE TO LOCAL SHOPS
- EXPECTED RENTAL INCOME £625PCM

### ENTRANCE

8 x 6 (2.44m x 1.83m)

### LIVING SPACE

18 x 9 (5.49m x 2.74m)

### BEDROOM

13 x 7 (3.96m x 2.13m)

### SHOWER ROOM

8 x 3'1 (2.44m x 0.94m)

### LEASEHOLD INFO

125 Year Lease  
Ground Rent: £200 Per Annum  
Service Charge: £889.13

### 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.

