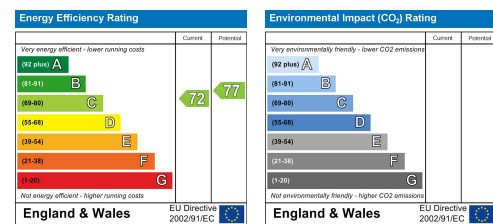


Floor Plan



TOTAL FLOOR AREA: 544 sq.ft. (50.5 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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7a Ebery Grove
Portsmouth, PO3 6HG

Castles are pleased to welcome to the market this two bedroom first floor flat with share of freehold and private garden in the popular location of Ebery Grove, Baffins.

The property is accessible via its own private entrance and consists of a large lounge room with bay window, kitchen, bathroom and two bedrooms. One of the bedrooms is a large double. There are steps down from the rear of the property into its private garden which is paved and has the benefit of rear access.

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

Alternatively if you were looking for a buy to let investment to add to your portfolio these flats prove popular and would rent for approximately £900 PCM providing you with a 6.5% yield based on the current asking price.

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

Offers over £165,000

DIRECTORS

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7a Ebery Grove

Portsmouth, PO3 6HG



- FIRST FLOOR FLAT
- TWO BEDROOMS
- BAFFINS LOCATION
- INVESTORS EXPECT £900PCM
- PRIVATE GARDEN
- SHARE OF FREEHOLD
- IDEAL FIRST TIME BUY
- GOOD ACCESS ROUTES

LOUNGE
14'5" x 13'5" (4.4 x 4.1)

KITCHEN
8'2" x 8'2" (2.5 x 2.5)

BATHROOM
8'10" x 5'6" (2.7 x 1.7)

BEDROOM ONE
12'9" x 11'1" (3.9 x 3.4)

BEDROOM TWO
8'6" x 5'10" (2.6 x 1.8)

GARDEN

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 Information
Share Of Freehold

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.

