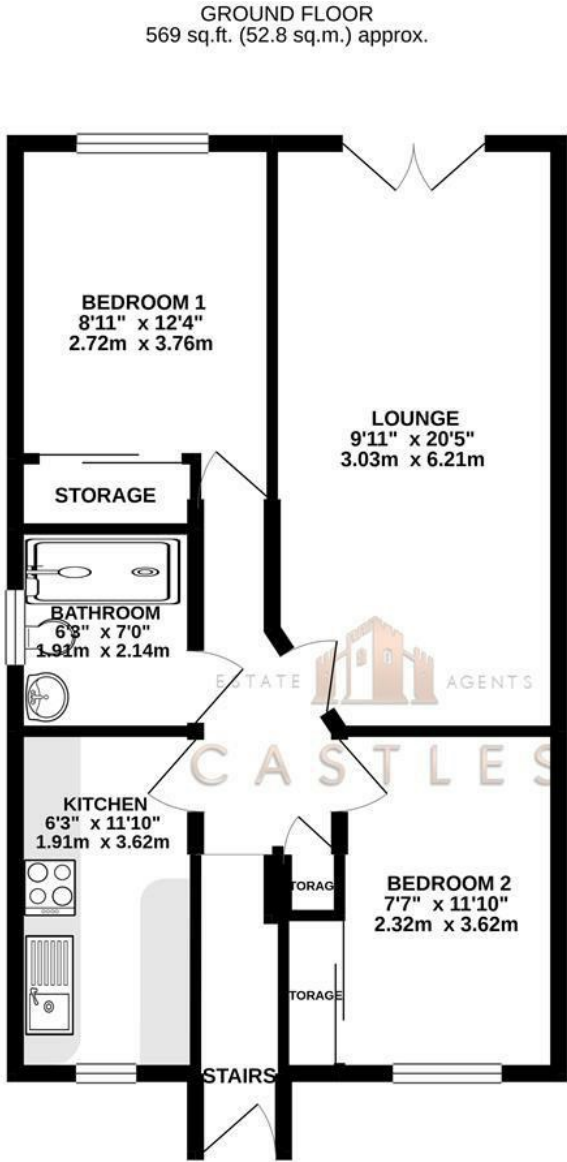


Floor Plan

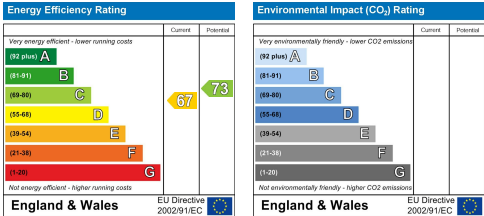


TOTAL FLOOR AREA: 569 sq.ft. (52.8 sq.m.) approx.

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.



## 27a Postern Close

### Portchester, PO16 9NB

\*\*\* TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT \*\*\*

Castles are pleased to welcome to the market this well presented two 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.

The properties entrance is via its own front door with stairs and a stairlift rising to the first floor landing, fair sized kitchen space and shower room, 20 FT living room with a Juliet balcony and two bedrooms.

Externally the development benefits from communal and visitors' parking, house manager on site and well kept communal gardens.

Asking price £185,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET  
PORTCHESTER  
PO16 9QD



02394318899

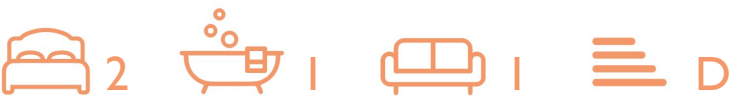


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SEAN@CASTLESESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459



27a Postern Close  
Portchester, PO16 9NB



- TWO BEDROOMS
- LARGE 20FT LOUNGE
- RESIDENTS PARKING
- HOUSE MANAGER ON SITE
- COMMUNAL GARDENS
- FIRST FLOOR RETIREMENT APARTMENT
- JULIET BALCONY OVERLOOKING GARDENS
- STAIRLIFT
- RETIREMENT COMPLEX
- OVER 60'S

**LOUNGE**  
20'5 x 9'10 (6.22m x 3.00m)

**KITCHEN**  
11'10 x 6'3 (3.61m x 1.91m)

**BEDROOM ONE**  
12'4 x 9'5 (3.76m x 2.87m)

**BEDROOM TWO**  
7'7 x 11'10 (2.31m x 3.61m)

**SHOWER ROOM**  
7'0 x 6'2 (2.13m x 1.88m)

**OUTSIDE SPACE**

**LEASE INFORMATION**  
The remainder of a 99 year lease

from March 1986.  
Ground rent: £100.00 per annum.  
Maintenance/service charge:  
£1,953.25 payable April 1st 2020 -  
March 31st 2021. Including buildings  
insurance.

**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.

