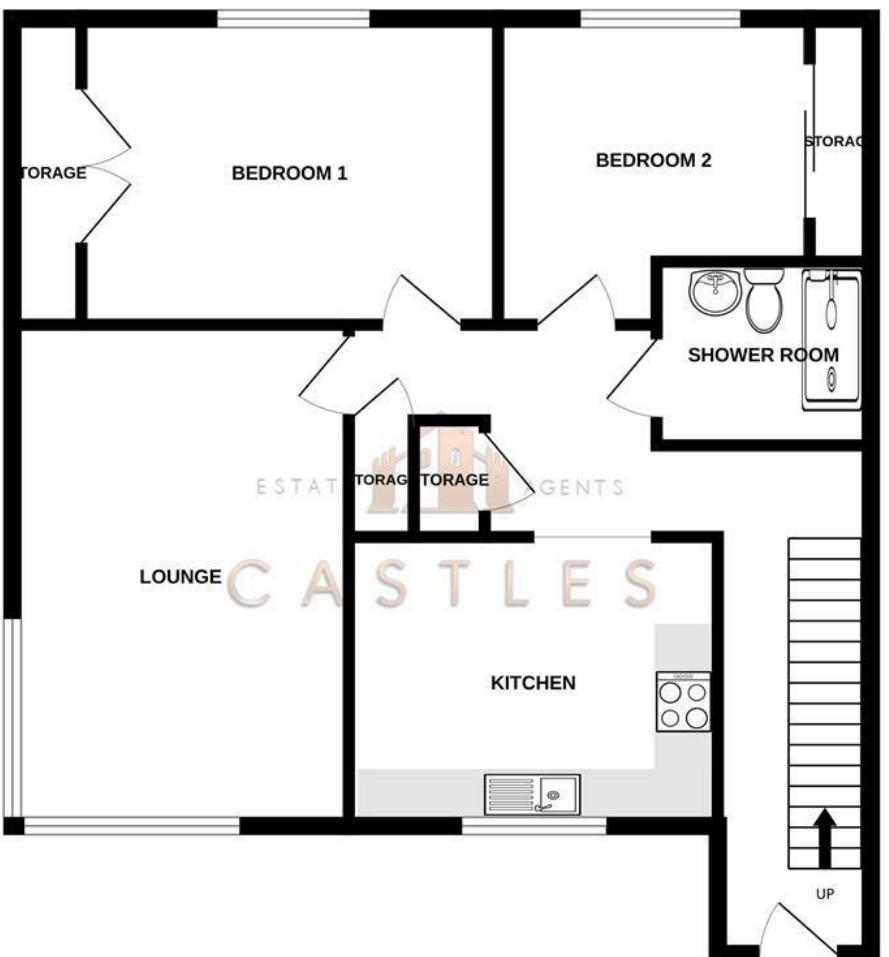


**Floor Plan**

GROUND FLOOR  
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.5 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 marketing 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100)	A	(82-91)	A
(89-80)	B	(81-91)	B
(75-60)	C	(69-80)	C
(59-54)	D	(65-64)	D
(27-38)	E	(21-38)	E
(12-20)	F	(11-20)	F
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	



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## 17a Postern Close

Fareham, PO16 9NB

We are pleased to welcome to the market this two bedroom first floor flat in the popular retirement complex of Postern Close, Portchester.

The property is well presented throughout and benefits by being one of the large styles of apartments available in this complex.

It features a generous size modern fitted kitchen, shower room, two fair size bedrooms and a lounge.

There are communal gardens to take advantage of and the flat itself has nice views over some of these gardens on offer.

Parking wise there is residents and visitors parking.

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

**Asking price £230,000**

# 17a Postern Close

Fareham, PO16 9NB



- TWO BEDROOMS
- LARGE APARTMENT
- MODERNISED KITCHEN
- COMMUNAL GARDENS
- OVER 60'S RETIREMENT COMPLEX

## LOUNGE

16'0" x 10'9" (4.9 x 3.3)

## KITCHEN

9'2" x 11'9" (2.8 x 3.6)

## SHOWER ROOM

6'10" x 5'10" (2.1 x 1.8)

## BEDROOM 1

12'5" x 9'10" (3.8 x 3.0)

## BEDROOM 2

8'6" x 10'2" (2.6 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.

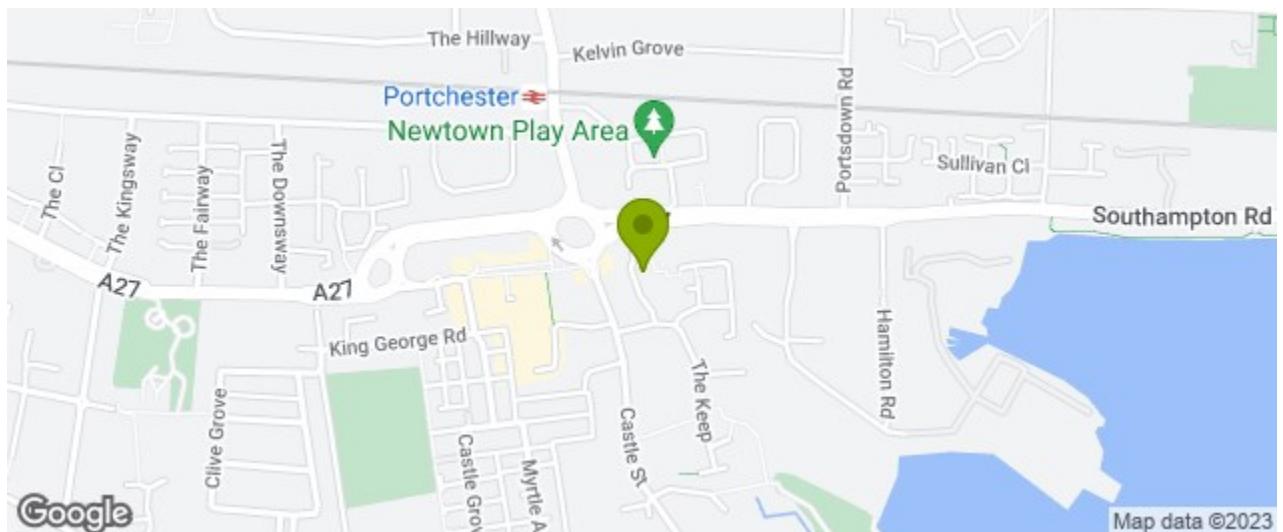
## Anti Money Laundering

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.

## Lease Information

Lease: 64 Years Remaining

Ground Rent & Service Charges:  
£2100 Per Annum



- FIRST FLOOR
- RESIDENTS & VISITORS PARKING
- MODERNISED SHOWER ROOM
- CLOSE TO PORTCHESTER VILLAGE SHOPS
- ON SITE MANAGER

