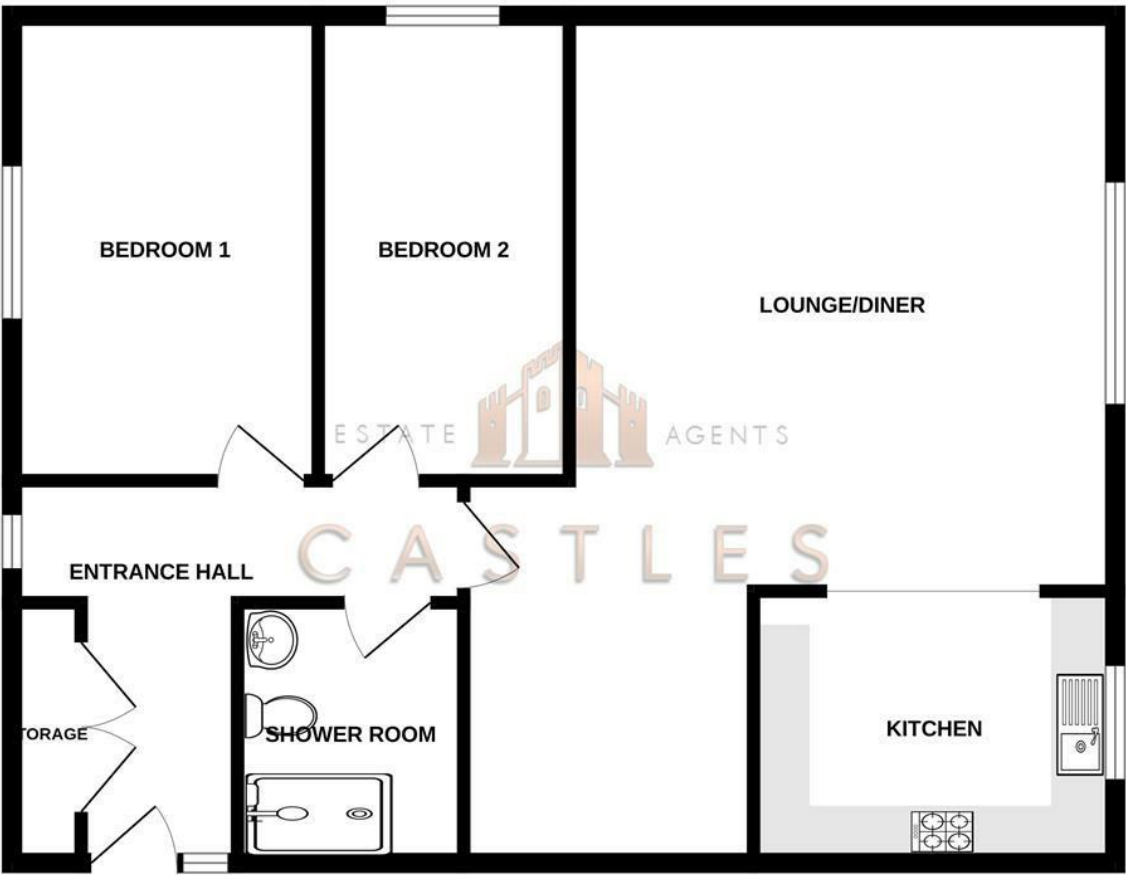




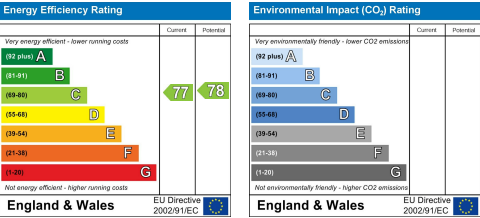
Floor Plan

GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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.



40b Greyshott Avenue  
Fareham, PO14 3JD

We are pleased to welcome to the market this recently refurbished two bedroom second floor apartment with garage in the popular Fareham location of Greyshott Avenue.

The property features new flooring throughout and a brand new kitchen and bathroom. There are two bedrooms and a spacious lounge room offering views right through to the Spinnaker Tower of Portsmouth.

The property is close to local shops and transport links.

There is a long lease on the property of 148 years and reasonable maintenance charges of £883 a year.

Externally there is a garage to the rear.

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

Offers over £190,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



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PO16 9QD



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40b Greyshott Avenue  
Fareham, PO14 3JD



- TWO BEDROOMS
- GARAGE
- NEW SHOWER ROOM
- RECENTLY REFURBISHED
- LONG LEASE
- SECOND FLOOR APARTMENT
- NEW KITCHEN
- NEW BOILER
- IDEAL FIRST TIME BUYER HOME
- CLOSE TO LOCAL SHOPS

**LOUNGE/DINER**  
15'8" x 16'8" (4.8 x 5.1)

**SHOWER ROOM**  
6'6" x 7'6" (2.0 x 2.3)

**KITCHEN**  
10'5" x 7'10" (3.2 x 2.4)

**BEDROOM 1**  
7'2" x 13'1" (2.2 x 4.0)

**BEDROOM 2**  
8'10" x 13'5" (2.7 x 4.1)

**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.

**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: 148 Years Remaining  
Service Charge: £883 Per Annum

Ground Rent: £50 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 \*

