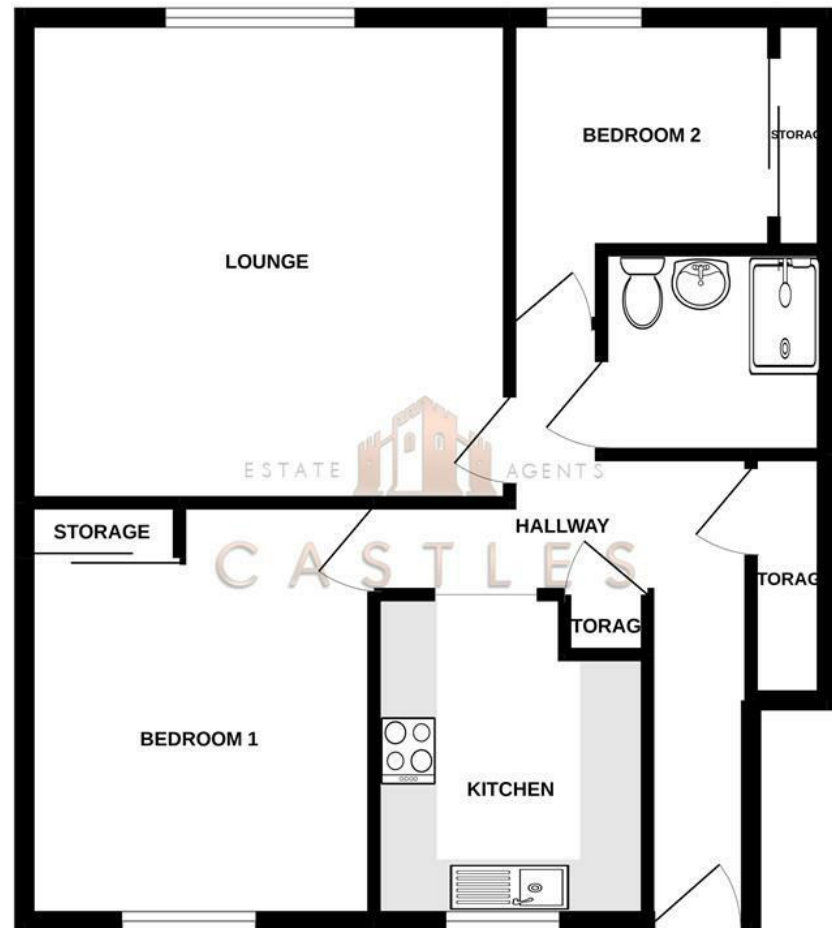


Floor Plan

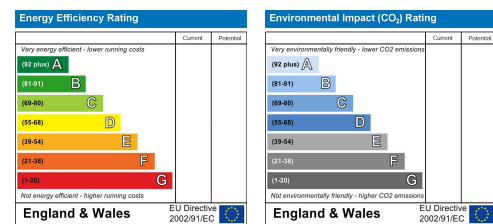
GROUND FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 600 sq.ft. (55.8 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



## 12 Postern Close Fareham, PO16 9NB

\*\*\* TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT OVER 60's ONLY\*\*\*

Castles are pleased to welcome to the market this well presented two bedroom ground floor retirement apartment, located in the popular development of Postern Close.

The property is a short distance from the local shops in Portchester precinct and has communal gardens which has views of Portsdown Hill.

The properties entrance is via its own front door and consists of a large lounge diner, a modern fair sized kitchen and a new shower room along with two good sized bedrooms. Bedroom one is a large double bedroom with storage and bedroom two is slightly smaller, both offering built in wardrobe space.

Externally the development benefits from a lovely communal garden along with residents and visitors' parking plus the bonus of a house manager on site.

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

**Offers over £225,000**

DIRECTORS

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SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

## 12 Postern Close

Fareham, PO16 9NB



- GROUND FLOOR
- OVER 60'S RETIREMENT COMPLEX
- SPACIOUS LOUNGE ROOM
- RESIDENTS & VISITORS PARKING
- ON SITE HOUSE MANAGER
- POSTERN CLOSE
- TWO BEDROOMS
- COMMUNAL GARDENS
- CLOSE TO PORTCHESTER SHOPS
- CLOSE TO PORTCHESTER CASTLE

### LOUNGE

15'5" x 14'1" (4.7 x 4.3)

### KITCHEN

9'6" x 7'10" (2.9 x 2.4)

### SHOWER ROOM

6'6" x 5'10" (2.0 x 1.8)

### BEDROOM ONE

12'1" x 10'2" (3.7 x 3.1)

### BEDROOM TWO

8'10" x 7'10" (2.7 x 2.4)

### Lease Information

Ground rent: £100.00 per annum.

Maintenance/service charge: £1,953.25

payable April 1st 2020 - March 31st 2021. Including buildings insurance.

### 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.

### 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.

