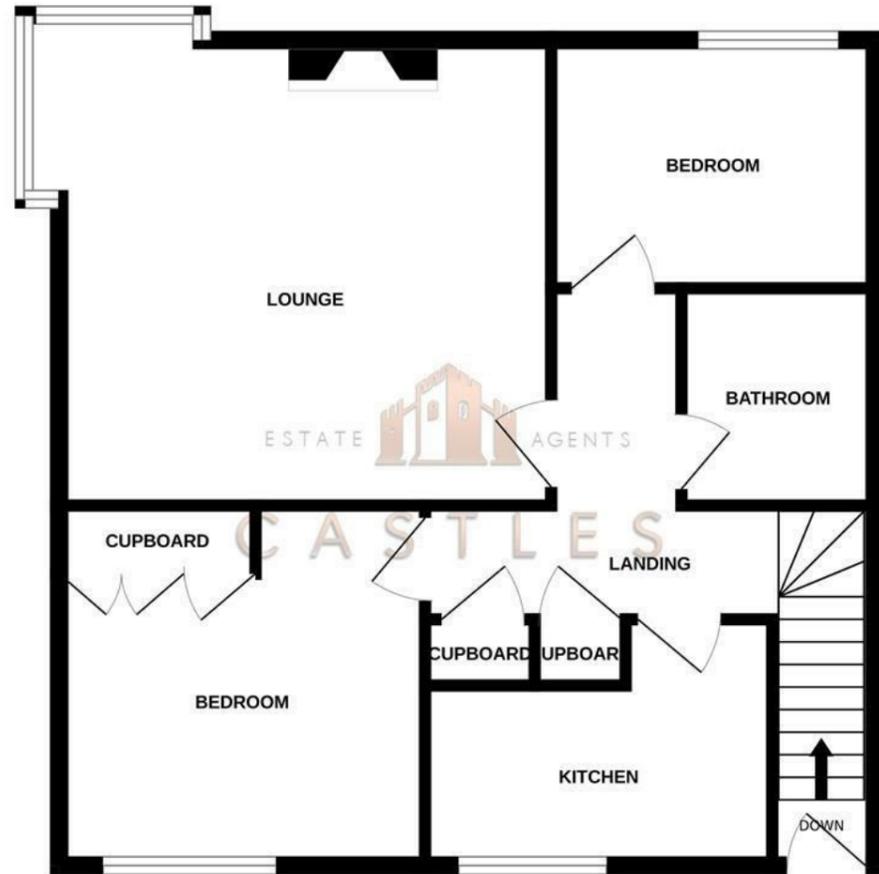


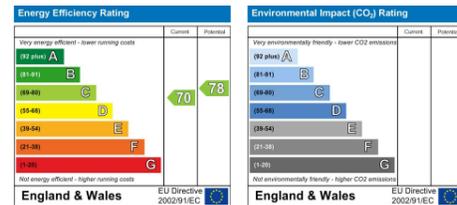
Floor Plan

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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## 2a Postern Close Fareham, PO16 9NB

We are pleased to welcome to the market this two bedroom first floor flat in the popular over 60's retirement complex of Postern Close, Portchester.

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

It features a generous size modern fitted kitchen, shower room, two fair size bedrooms and a lounge with a big corner window offering lots of natural light into the home.

There are communal gardens to take advantage of and Parking wise there is residents and visitors parking.

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

Offers over £200,000

## 2a Postern Close Fareham, PO16 9NB



- TWO BEDROOMS
- CORNER WINDOW
- VISITORS PARKING
- OVER 60'S RETIREMENT COMPLEX
- CLOSE TO PORTCHESTER VILLAGE SHOPS
- LARGER STYLE OF APARTMENT
- RESIDENTS PARKING
- COMMUNAL GARDENS
- ON SITE MANAGER
- FIRST FLOOR APARTMENT

### KITCHEN

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

### LOUNGE

15'5" x 13'5" (4.7 x 4.1)

### BEDROOM ONE

12'5" x 10'5" (3.8 x 3.2)

### BEDROOM TWO

10'2" x 6'10" (3.1 x 2.1)

### SHOWER ROOM

### 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: 60 Years Remaining

Service Charge: £2408 Per Annum

Ground Rent: £100 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 \*

