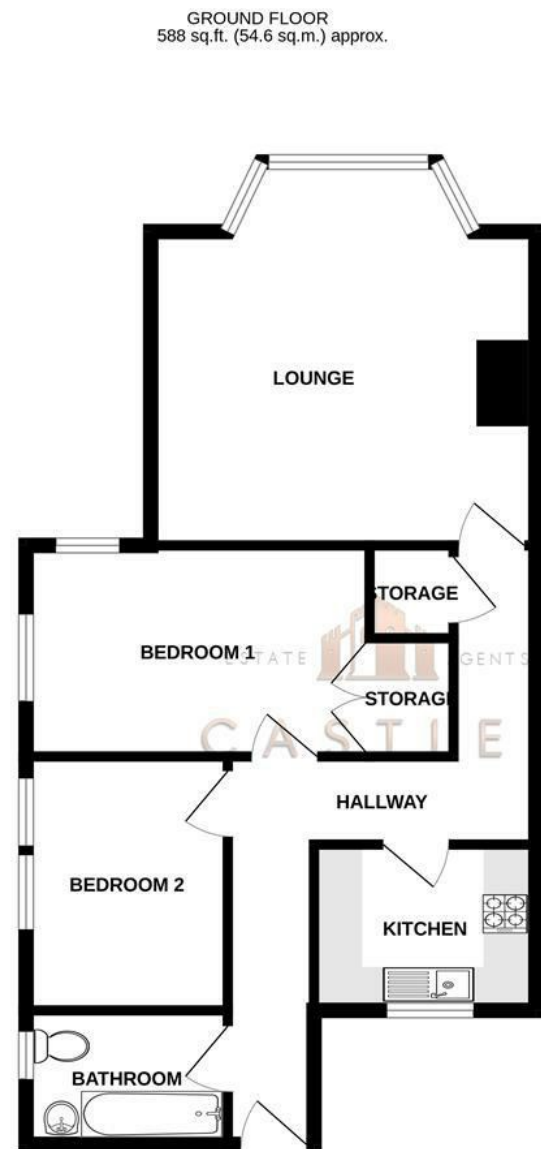
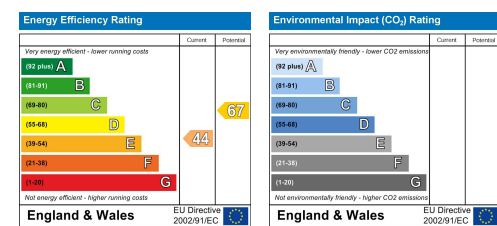


Floor Plan



TOTAL FLOOR AREA : 588 sq.ft. (54.6 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.



**14D Waverley Grove**  
**Southsea, PO4 0PZ**

We are pleased to welcome to the market this well presented two bedroom third floor flat located in Waverley Grove, Southsea.

This property is offered with No Forward Chain and a new 999 Year Lease.

This apartment is comprised of two bedrooms, a large lounge flooded with natural light, kitchen and a family bathroom.

The location is very popular as you are close to the seafront and Canoe Lake is a few minutes walk away. There is a fantastic array of local shops, bars and restaurants also nearby.

This property would make a great first time purchase for anyone looking to get their foot onto the ladder. Also for any investors looking to add to their buy to let portfolio it proves a popular rental and would achieve approximately £850PCM.

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

**Offers over £185,000**

DIRECTORS

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# 14D Waverley Grove

Southsea, PO4 0PZ



- TWO BEDROOMS
- LARGE LOUNGE
- NEW 999 YEAR LEASE
- CLOSE TO SOUTHSEA SEAFRONT
- NO FORWARD CHAIN
- THIRD FLOOR
- SEPERATE KITCHEN
- ELECTRIC HEATING
- CLOSE TO SOUTHSEA SHOPS
- CANOE LAKE CLOSE BY

## LOUNGE

12'5" x 14'6" (3.79 x 4.43)

## KITCHEN

6'3" x 8'5" (1.91 x 2.58)

## BATHROOM

4'9" x 7'3" (1.47 x 2.23)

## BEDROOM ONE

8'0" x 13'1" (2.45 x 3.99)

## BEDROOM TWO

9'8" x 7'3" (2.96 x 2.23)

## 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.

