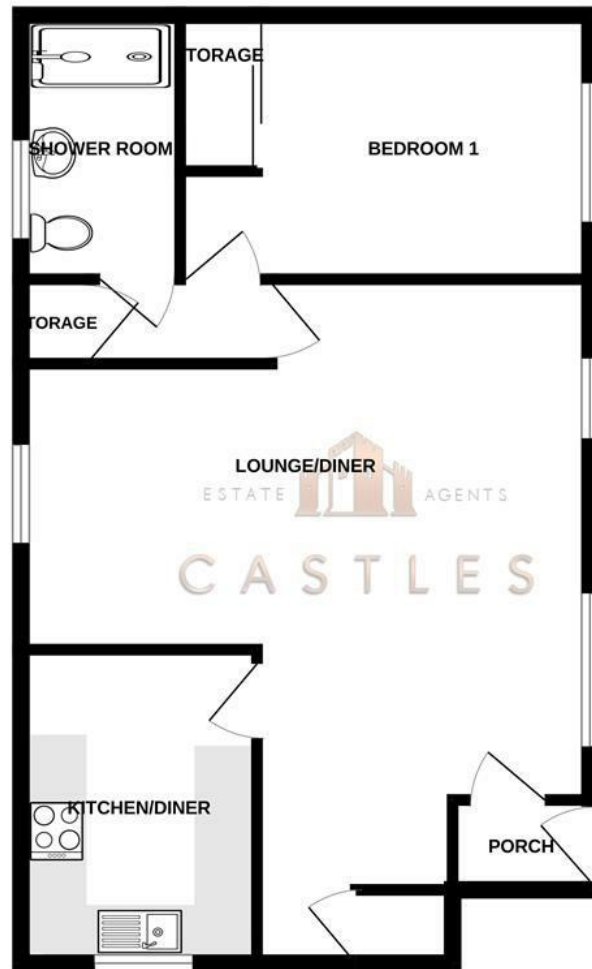


Floor Plan

GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.5 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 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(20-24) A
(81-91) B			(25-29) B
(69-80) C			(30-34) C
(55-68) D			(35-39) D
(39-54) E			(40-44) E
(21-38) F			(45-49) F
(1-20) G			(50-55) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



26 Postern Close
Fareham, PO16 9NB

*** LARGE ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT ***

We are pleased to welcome to the market this well presented one bedroom ground floor retirement apartment for over 60's, located in the popular development of Postern Close.

The property is a short distance from the local shops in Portchester precinct.

The properties entrance is via its own front door via the communal gardens and consists of a large lounge diner, fair sized modern kitchen and a new shower room along with a large double bedroom with built in storage.

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 £190,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



CHARLES@CASTLESTATES.CO.UK
GARY@CASTLESTATES.CO.UK
SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

26 Postern Close Fareham, PO16 9NB



- OVER 60'S RETIREMENT COMPLEX
- GROUND FLOOR
- MODERN SHOWER ROOM
- LARGE ONE BEDROOM FLAT
- MODERN KITCHEN
- CLOSE TO PORTCHESTER SHOPS

LOUNGE DINER

9'6" x 19'4" x 10'5" x 19'0" (2.9 x 5.9 x 3.2 x 5.8)

KITCHEN

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

SHOWER ROOM

5'2" x 8'10" (1.6 x 2.7)

BEDROOM ONE

13'9" x 8'10" (4.2 x 2.7)

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 Length: 86 Years Remaining

Ground Rent: £100 Per Annum

Service Charge: £2209 Per Annum

Please be aware these have been quoted to us by the sellers directly and will be clarified 100% by the solicitors during the conveyancing process.

