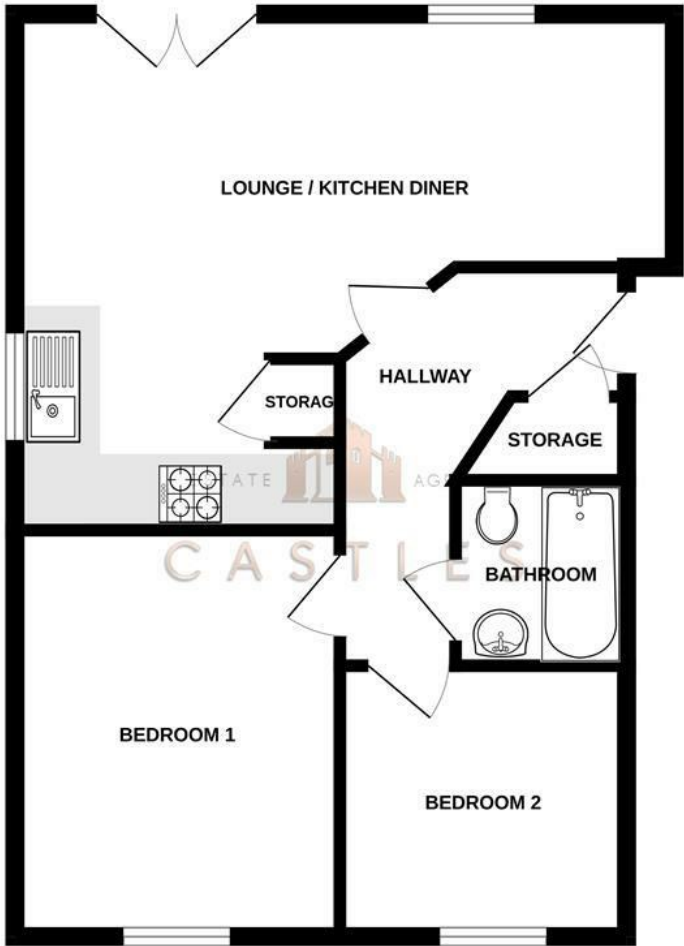




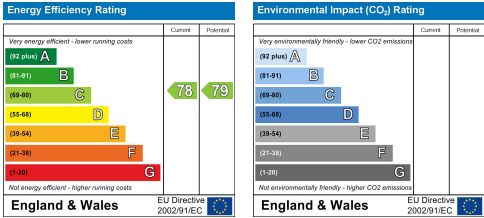
Floor Plan

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 550 sq.ft. (51.1 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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2 Cambrai Close
Portsmouth, PO3 5FZ

We are pleased to welcome to the market this modern first floor two bedroom apartment with allocated off road parking in the popular Portsmouth development of Cambrai Close.

The property is well presented throughout and consists of an open plan kitchen, diner living all in one with Juliet balcony. There are two double bedrooms and a modern family bathroom,

Externally there is off road parking and a storage lockup under the building.

The lease on the property has 111 years remaining.

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

Offers over £170,000



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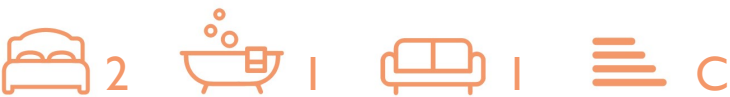
Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

2 Cambrai Close

Portsmouth, PO3 5FZ



- TWO DOUBLE BEDROOMS
- STORAGE LOCK UP
- GOOD ACCESS ROUTES
- 111 YEAR LEASE
- ALLOCATED PARKING
- IDEAL FIRST TIME BUY
- MODERN FINISH THROUGHOUT
- COUNCIL TAX BAND B

LOUNGE / KITCHEN DINER

20'4" x 15'8" (6.2 x 4.8)

BEDROOM ONE

12'5" x 8'6" (3.8 x 2.6)

BEDROOM TWO

8'10" x 8'2" (2.7 x 2.5)

BATHROOM

5'2" x 5'2" (1.6 x 1.6)

Lease Information

Lease Length: 111 Years Remaining

Service Charge & Ground Rent: £1500 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 *

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.

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.

