

Floor Plan



TOTAL FLOOR AREA: 623 sq.ft. (57.9 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	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(10 plus) A	
(81-91) B		(10-11) B	
(69-80) C		(10-10) C	
(55-68) D		(10-10) D	
(39-54) E		(10-10) E	
(21-38) F		(10-10) F	
(1-20) G		(10-10) 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



31a Postern Close
Fareham, PO16 9NB

Castles are pleased to welcome to the market this well presented two bedroom first floor retirement apartment for over 60's, located in the popular development of Postern Close, Portchester.

The properties entrance is via its own front door with stairs rising to the first floor landing. There is a modern kitchen space and shower room, 20 FT living room with a Juliet balcony overlooking the communal gardens and two double bedrooms.

Externally the development benefits from communal and visitors' parking, house manager on site and well kept communal gardens.

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

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

Asking price £210,000

DIRECTORS

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31a Postern Close

Fareham, PO16 9NB



- TWO DOUBLE BEDROOMS
- RETIREMENT COMPLEX
- COMMUNAL GARDENS
- JULIET BALCONY
- MODERN KITCHEN
- FIRST FLOOR APARTMENT
- OVER 60'S
- HOUSE MANAGER ON SITE
- LARGE 20FT LOUNGE
- RESIDENTS PARKING

LOUNGE

20'4" x 9'10" (6.2 x 3.0)

KITCHEN

12'5" x 6'2" (3.8 x 1.9)

SHOWER ROOM

6'10" x 6'2" (2.1 x 1.9)

BEDROOM ONE

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

BEDROOM TWO

12'5" x 7'6" (3.8 x 2.3)

LEASE INFORMATION

Ground rent: £100.00 per annum.

Maintenance/service charge:

£1,953.25 payable April 1st 2020 - March 31st 2021. Including buildings insurance.

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.

