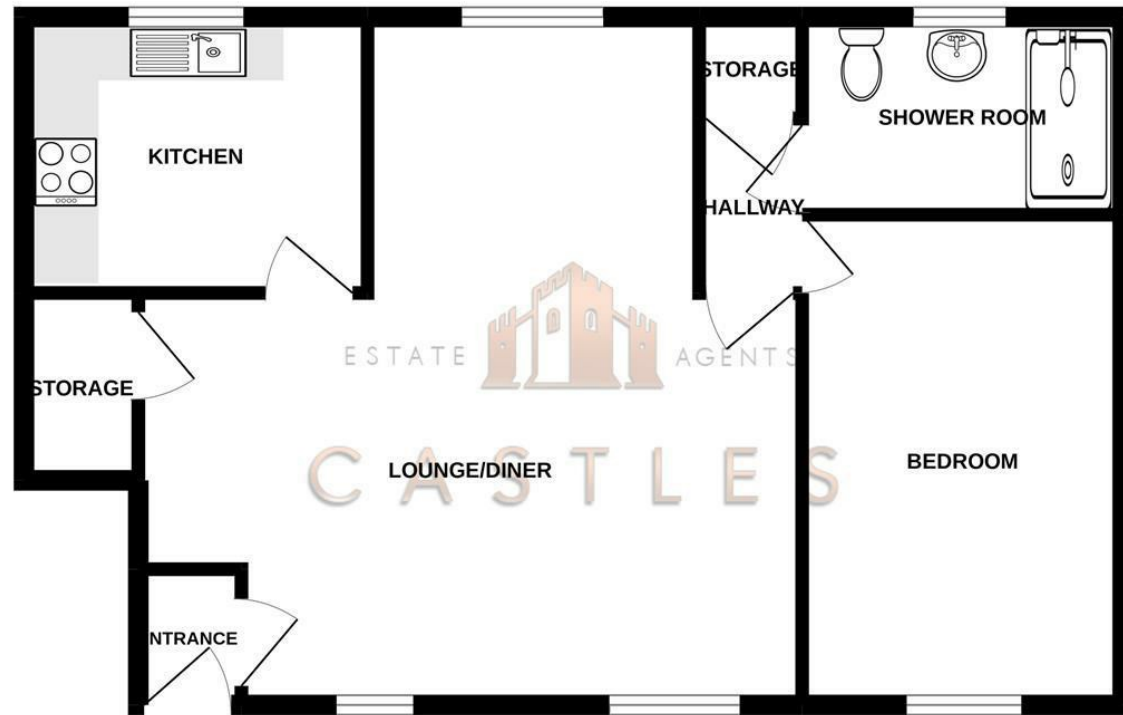


Floor Plan

GROUND FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.7 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(10 plus) <b>A</b>	
(81-91) <b>B</b>		(10-15) <b>B</b>	
(69-80) <b>C</b>		(15-20) <b>C</b>	
(55-68) <b>D</b>		(20-25) <b>D</b>	
(39-54) <b>E</b>		(25-30) <b>E</b>	
(21-38) <b>F</b>		(30-35) <b>F</b>	
(1-20) <b>G</b>		(35-40) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

## 25 Postern Close Fareham, PO16 9NB

\*\*\* GROUND FLOOR ONE BEDROOM APARTMENT - OVER 60'S \*\*\*

Castles 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 and there is a large lounge diner. If you did need two bedrooms you could install a stud wall quite easily to provide a second bedroom. There is a modern fair sized kitchen and shower room along with a large double bedroom with 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 £175,000**

### DIRECTORS

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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

## 25 Postern Close Fareham, PO16 9NB



- RETIREMENT FLAT
- OVER 60'S
- RESIDENTS & VISITORS PARKING
- CLOSE TO LOCAL SHOPS
- GROUND FLOOR
- COMMUNAL GARDENS
- ON SITE HOUSE MANAGER
- WELL PRESENTED THROUGHOUT

### LOUNGE DINER

19'0" x 19'8" (5.8 x 6.0)

### KITCHEN

9'10" x 7'10" (3.0 x 2.4)

### SHOWER ROOM

9'2" x 5'6" (2.8 x 1.7)

### BEDROOM

13'5" x 8'10" (4.1 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 Info

GROUND RENT: £100 P.A.

LEASE LENGTH: APPROX 69 YEARS

SERVICE CHARGES: £169.53 PCM

Please be aware these figures have been provided by the sellers and will be clarified exactly by the solicitors when dealing with the paperwork.

