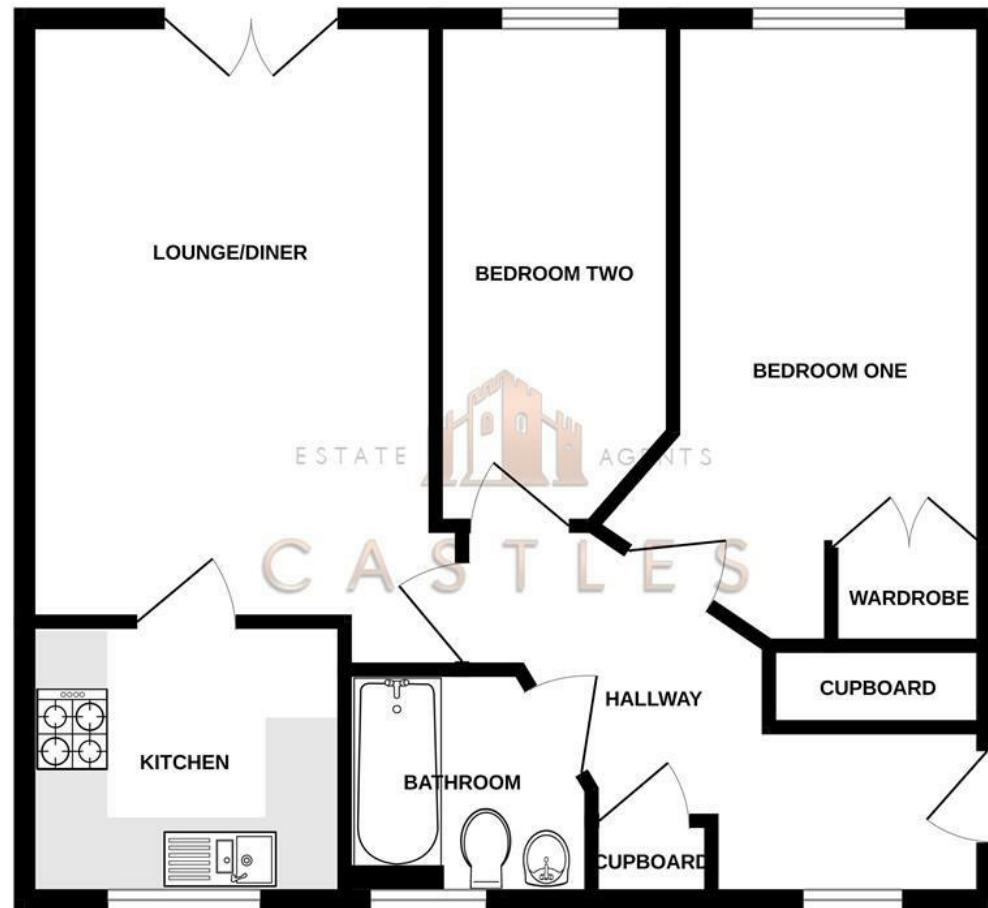


Floor Plan

GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(20 plus) A	
(81-91) B		(11-21) B	
(69-80) C		(00-10) C	
(55-68) D		(10-54) D	
(39-54) E		(10-54) E	
(21-38) F		(21-100) F	
(1-20) G		(10-100) 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



36 Tudor Crescent Portsmouth, PO6 2BZ

We are pleased to welcome to the market this modern third floor two bedroom apartment with allocated parking for two vehicles located in Graduate Court, Tudor Crescent, Cosham.

The property is secure and private and situated in a modern development.

The apartment consists of two bedrooms, a modern bathroom and kitchen and open plan lounge diner with Juliet balcony offering up some great views of Portsdown Hill.

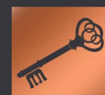
Located close to Cosham shops and transport links.

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

Offers in excess of £170,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



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PORTCHESTER
PO16 9QD



02394318899



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SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

36 Tudor Crescent

Portsmouth, PO6 2BZ



- THIRD FLOOR APARTMENT
- TWO ALLOCATED PARKING SPACES
- JULIET BALCONY
- GOOD TRANSPORT LINKS
- MODERN DEVELOPMENT
- TWO BEDROOMS
- PORTSDOWN HILL VIEWS
- PERFECT FIRST TIME BUY

LOUNGE DINER
17'0" x 11'5" (5.2 x 3.5)

KITCHEN
8'6" x 7'2" (2.6 x 2.2)

BEDROOM ONE
14'5" x 8'6" (4.4 x 2.6)

BEDROOM TWO
13'9" x 6'2" (4.2 x 1.9)

BATHROOM
6'6" x 6'2" (2.0 x 1.9)

Lease Information
Lease Length: 111 Years Remaining

Service Charge: £1666 Per Annum

Ground Rent: £150 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 *

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.

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.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks 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.

