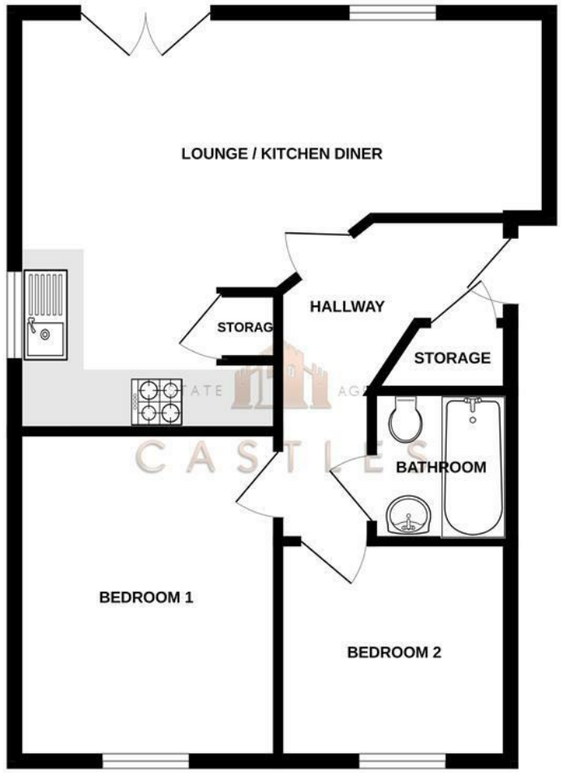
Floor Plan

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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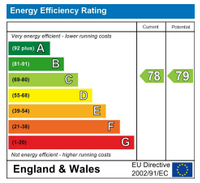
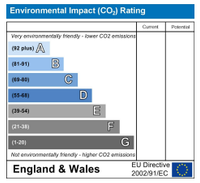
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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CASTLES
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2 Cambrai Close

Portsmouth, PO3 5FZ

We are pleased to welcome to the market this modenr 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 a 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 strorage 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 £175,000

2 Cambrai Close

Portsmouth, PO3 5FZ

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- 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.