


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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

EU Directive 2009/10/EC

England & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(E1 plus) A		
(E1-E1) B		
(E0-00) C		
(D0-00) D		
(D0-00) E		
(D0-00) F		
(D0-00) G		
(1-00) G		

Not environmentally friendly - higher CO₂ emissions

EU Directive 2009/10/EC

England & Wales



Nestled in the charming area of Portchester, this delightful top floor apartment on Nelson Avenue offers a perfect blend of comfort and convenience. With one spacious double bedroom, this purpose-built apartment is ideal for individuals or couples seeking a tranquil living space.

Upon entering, you will find a large entrance hallway with two large storage cupboards, that leads to a spacious lounge. This is dual aspect and boasts ample eaves storage, providing both a welcoming atmosphere and practical solutions for your belongings. The kitchen is well-equipped, allowing for easy meal preparation and entertaining. The modern bathroom is a generous size and the bedroom features built in storage.

One of the standout features of this property is the allocated parking space, which is a rare find in such a desirable location. The security entry system adds an extra layer of peace of mind, making this apartment not only a lovely home but also a secure one.

Situated within walking distance to Portchester Train Station, commuting to nearby towns and cities is both easy and convenient. This location is perfect for those who appreciate the balance of suburban living with access to transport links.

In summary, this one-bedroom apartment on Nelson Avenue is a fantastic opportunity for anyone looking to settle in Portchester. With its spacious living areas, secure parking, and proximity to local amenities, it is a property that should not be missed as it is offered for sale with **NO FORWARD CHAIN**.

Offers over £190,000

 2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

VAT Number: 356389459

11 Admiral Place Nelson Avenue
Fareham, PO16 9XN



- TOP FLOOR APARTMENT
- LARGE ENTRANCE HALLWAY
- SEPARATE BATHROOM
- ALLOCATED PARKING
- ONE DOUBLE BEDROOM
- SEPARATE MODERN FITTED KITCHEN
- LARGE LOUNGE WITH EAVES STORAGE
- NO FORWARD CHAIN

LIVING ROOM / DINING
20'0" x 14'9" (6.1 x 4.5)

KITCHEN
11'1" x 10'9" (3.4 x 3.3)

BATHROOM

BEDROOM
15'5" x 10'9" (4.7 x 3.3)

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 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.

Lease Information
Lease Length: 108 Years Remaining
Service Charge: £1250 Per Annum

Ground Rent: £250 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 *

