

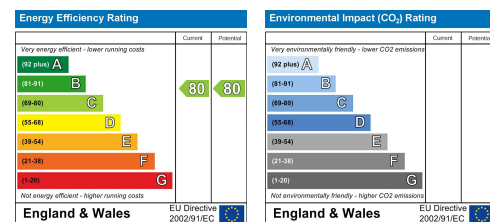
Floor Plan

GROUND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 334 sq.ft. (31.0 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.



70 Trinity Street  
Fareham, PO16 7SJ

Castles are pleased to welcome to the market this one bedroom ground floor flat in this fairly new development located in Trinity Street, Fareham.

The property is modern throughout and consists of an open plan lounge/kitchen living space with double doors that open up to a small outside space. There is also a double bedroom and fair sized modern bathroom.

The development was built in 2019 and the current lease length is 127 years.

Situated walking distance to Fareham High Street so close to shops, restaurants and bars. Fareham train station is also a short walk away.

There is a car park which provides permit parking for residents.

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

Offers over £155,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET  
PORTCHESTER  
PO16 9QD



02394318899



CHARLES@CASTLESTATES.CO.UK  
GARY@CASTLESTATES.CO.UK  
SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

# 70 Trinity Street

Fareham, PO16 7SJ



- ONE BEDROOM
- PERMIT PARKING
- MODERN BATHROOM
- SHORT WALK TO TRAIN STATION
- NEWLY BUILT IN 2019
- MODERN KITCHEN
- CLOSE TO FAREHAM SHOPS
- IDEAL FIRST TIME BUY

### LOUNGE/KITCHEN

18'4" x 11'1" (5.6 x 3.4)

### BATHROOM

5'10" x 6'10" (1.8 x 2.1)

### BEDROOM

9'6" x 9'2" (2.9 x 2.8)

### 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

two forms of identification for each purchaser. A proof of address and proof of name document is also required. Please note we cannot put forward an offer without the AML check being completed.

### Lease Info

Lease Length: 127 Years Remaining  
Ground Rent: £140 Per Annum  
Service Charges: £440 Per Annum

Please be aware we have been provided this information by the owners of the property.

