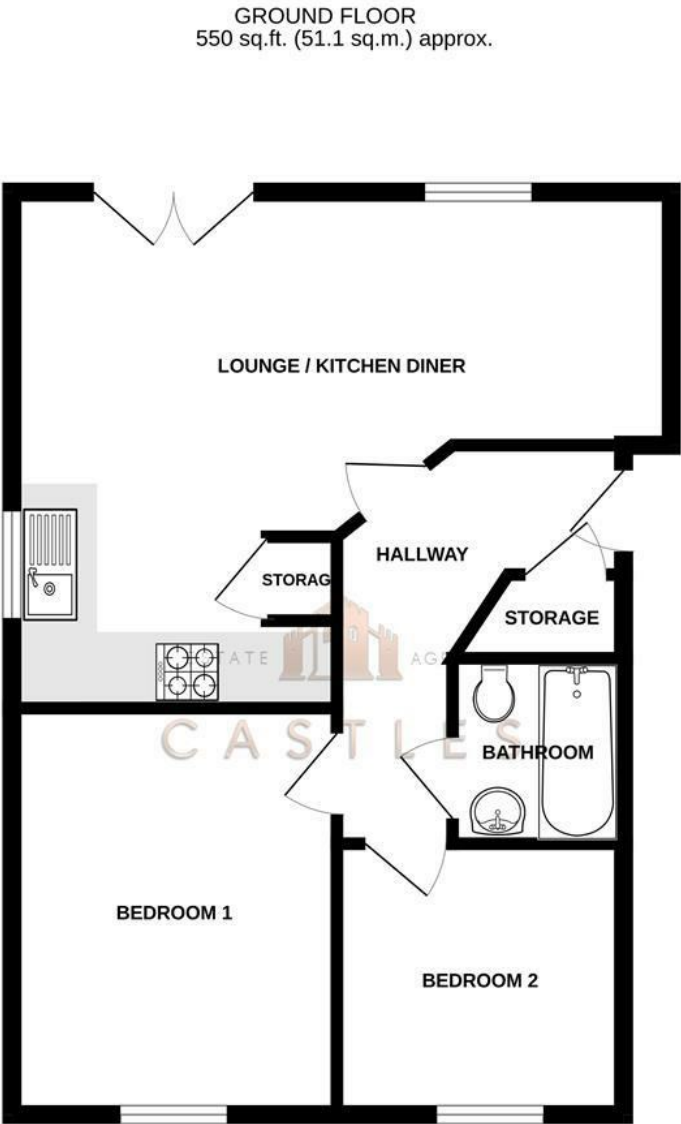


Floor Plan

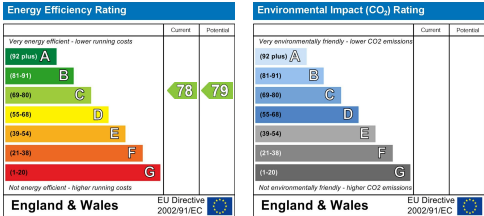


TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) approx.

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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2 Cambrai Close

Portsmouth, PO3 5FZ

We are pleased to welcome to the market this modern 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 an 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 storage 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

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



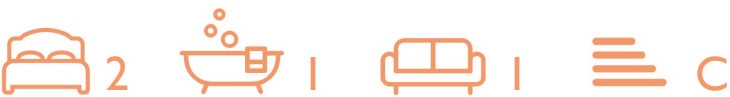
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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

2 Cambrai Close
Portsmouth, PO3 5FZ



- 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.

