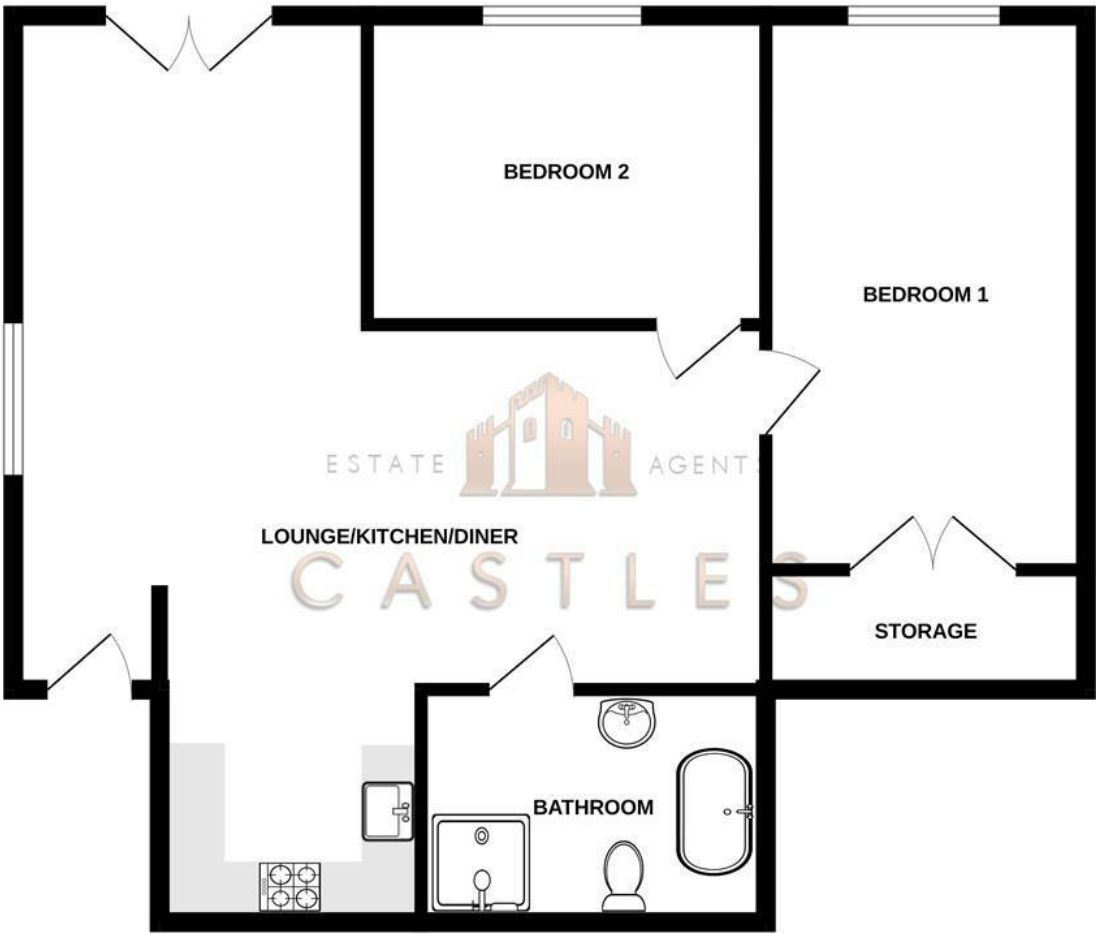


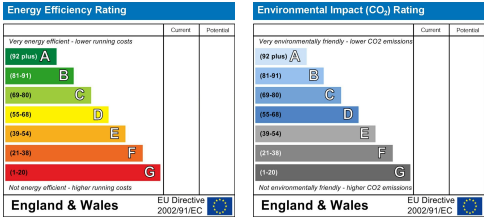
Floor Plan

GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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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The development is finally nearing completion and this ground floor apartment is the biggest in the building and also comes with the only courtyard garden on offer.

This unit offers a large open plan space for living and dining with a modern fitted kitchen, access to two bedrooms and a modern four piece bathroom suite.

Close to local amenities and transport links and good access routes in and out of Portsmouth.

These units are being offered with Share Of Freehold and would make an amazing first time purchase.

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- SHARE OF FREEHOLD
- COURTYARD GARDEN
- MODERN KITCHEN
- IDEAL FIRST TIME BUY
- OFF ROAD GATED PARKING
- GROUND FLOOR APARTMENT
- FOUR PIECE BATHROOM
- LARGE OPEN PLAN LIVING SPACE
- CLOSE TO LOCAL AMENITIES

LIVING SPACE
22'3" x 20'0" x 10'5" x 17'0" x 6'2"
(6.8 x 6.1 x 3.2 x 5.2 x 1.9)

BATHROOM
10'2" x 6'10" (3.1 x 2.1)

BEDROOM ONE
9'6" x 16'4" (2.9 x 5.0)

BEDROOM TWO
11'9" x 9'2" (3.6 x 2.8)

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.

