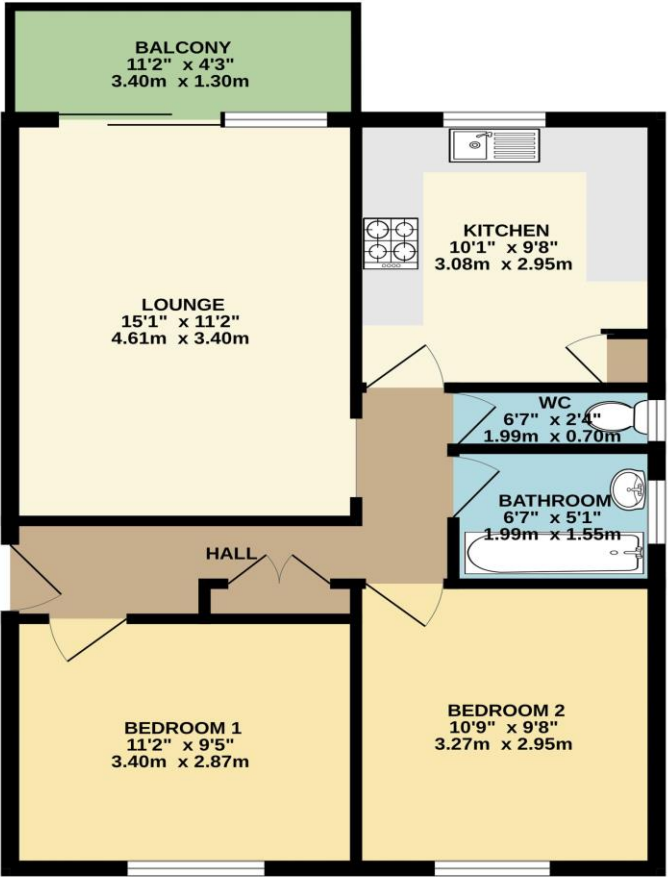




TOP FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 587 sq.ft. (54.5 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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# 8 Clernara Court Copper Beech Drive

Farlington, Portsmouth PO6 1AZ

**Price: £180,000**

## DESCRIPTION

Two double bedroom, top floor flat situated in a popular and convenient location within Farlington, Portsmouth. The property comprises of a spacious lounge with balcony, a separate kitchen, two double bedrooms, a bathroom and separate WC. Additional benefits include double glazing, electric heating and security entry system. The property is also offered with no forward chain. Ideal first time buyer or investment opportunity.

## ACCOMMODATION

COMMUNAL ENTRANCE

## TOP FLOOR FLAT

ENTRANCE HALL

BEDROOM 1 11' 2" x 9' 5" (3.40m x 2.87m)

BEDROOM 2 10' 9" x 9' 8" (3.27m x 2.94m)

LOUNGE 14' 6" x 11' 1" (4.42m x 3.38m)

KITCHEN 10' 1" x 9' 7" (3.07m x 2.92m)

BATHROOM 6' 7" x 5' 1" (2.01m x 1.55m)



WC

BALCONY

## LEASE INFORMATION

100 years remaining on lease.

Service Charges: Approximately £80 per month.

