

Floor Plan

GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 583 sq.ft. (54.2 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



**28 Dymond House Gisors Road
Southsea, PO4 8GZ**

We are pleased to welcome to the market this two bedroom second floor apartment with off road parking located in the modern development Dymond House, Gisors Road, Southsea.

This property is offered with No Forward Chain and with a new long lease of 973 years.

The apartment is located on the second floor and benefits from a balcony accessible from the lounge. The lounge is open plan to the modern fitted kitchen. There are two bedrooms and a family bathroom completing the accommodation on offer.

Local shops are a short walk away and Southsea seafront only 15 minutes.

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

Offers over £195,000

DIRECTORS

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Southsea, PO4 8GZ



- TWO BEDROOMS
- OFF ROAD ALLOCATED PARKING
- SECOND FLOOR
- IMMACULATE THROUGHOUT
- NO FORWARD CHAIN
- MODERN APARTMENT
- BALCONY
- NEW LONG LEASE 973 YEARS
- CLOSE TO LOCAL SHOPS
- GOOD ACCESS ROUTES

LOUNGE

15'1" x 11'5" (4.6 x 3.5)

KITCHEN

6'2" x 11'5" (1.9 x 3.5)

BATHROOM

6'2" x 5'10" (1.9 x 1.8)

BEDROOM ONE

16'0" x 7'10" (4.9 x 2.4)

BEDROOM TWO

12'5" x 7'2" (3.8 x 2.2)

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

Lease Information

GROUND RENT: £150 PER ANNUM

SERVICE CHARGE: £2124.24 PER ANNUM

LEASE LENGTH: 86 YEARS

