

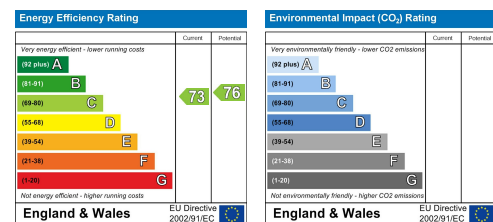
Floor Plan

GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 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.



## Flat 4 Copsey Close Portsmouth, PO6 1NX

We are pleased to welcome to the market this fully refurbished two bedroom first floor apartment with garage and residents parking in popular location of Copsey Close, Drayton.

This property would make a great first time purchase for anyone looking to get onto the ladder in a great location.

The apartment is a great size and features two generous size bedrooms, modern bathroom and kitchen with a spacious lounge. There are lots of windows so an abundance of natural light on offer throughout.

There is loft access with a ladder and it is partially boarded.

Residents parking is on offer and there is also a garage to be utilised for parking or storage.

There is no forward chain on this property and it will also come with a share of freehold.

Schools wise this property is in Solent and Springfield catchment.

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

**Offers over £220,000**

DIRECTORS

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# Flat 4 Copsey Close

Portsmouth, PO6 1NX



- TWO BEDROOMS
- NEW BATHROOM
- NEW CARPETS
- DRAYTON LOCATION
- SHARE OF FREEHOLD
- SPACIOUS LOUNGE
- SOLENT & SPRINGFIELD CATCHMENT
- GARAGE & RESIDENTS PARKING
- PERFECT FIRST TIME BUYER HOME
- NO FORWARD CHAIN

## LOUNGE

23'7" x 9'2" (7.2 x 2.8)

## KITCHEN

11'9" x 8'6" (3.6 x 2.6)

## BATHROOM

6'6" x 5'6" (2.0 x 1.7)

## BEDROOM ONE

11'1" x 9'2" (3.4 x 2.8)

## BEDROOM TWO

11'1" x 6'6" (3.4 x 2.0)

## GARAGE

### 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 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.

### Lease Information

Lease Length: 951 Years Remaining - SHARE OF FREEHOLD

Service Charge: £720 Per Annum

Ground Rent: £0

\* 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 \*

