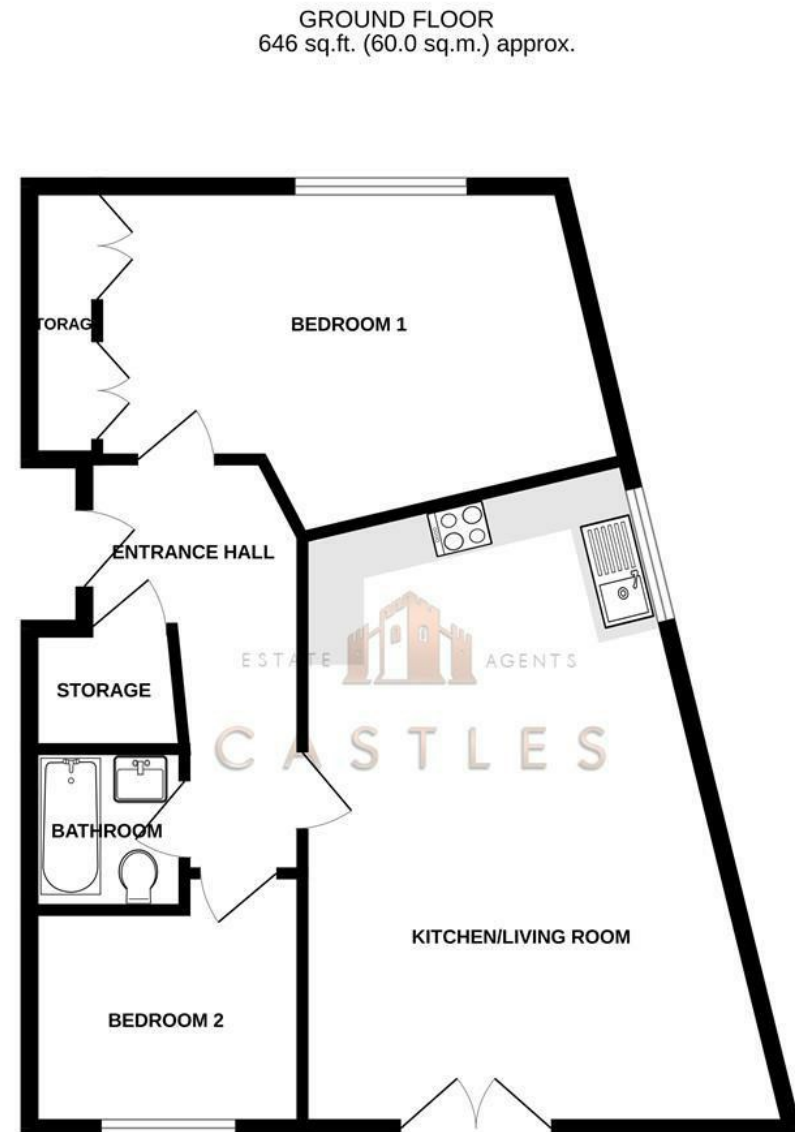
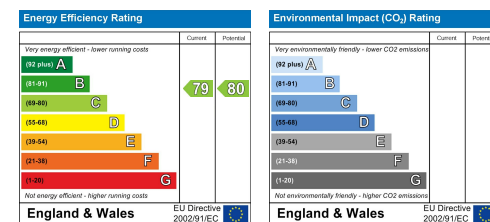


Floor Plan



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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.
Made with Metropix ©2024

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 1 Cambrai Close
Portsmouth, PO3 5FZ

We are pleased to welcome to the market this two bedroom first floor apartment with allocated parking in Cambrai Close, Hilsea.

The property is well presented throughout and consists of an open plan living area with modern fitted kitchen and Juliet balcony. There are two bedrooms, both capable of a double bed, one of which is a large double featuring built in storage. A modern bathroom completes the accommodation.

Allocated off road parking is directly in front of the property and there is a private storage lock up round the corner.

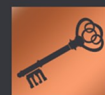
The property would make a great first time purchase and is close to local shops, bus and railway links.

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

Offers over £190,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



CHARLES@CASTLESTATES.CO.UK
GARY@CASTLESTATES.CO.UK
SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

Flat 1 Cambrai Close

Portsmouth, PO3 5FZ



- TWO BEDROOMS
- OFF ROAD PARKING
- LONG LEASE
- PERFECT FIRST TIME BUYER PROPERTY
- FIRST FLOOR APARTMENT
- STORAGE LOCK UP
- GOOD ACCESS ROUTES
- WELL PRESENTED THROUGHOUT

KITCHEN/LIVING ROOM

8'10" x 22'7" x 16'0" (2.7 x 6.9 x 4.9)

BATHROOM

4'11" x 5'2" (1.5 x 1.6)

BEDROOM ONE

10'9" x 8'10" x 8'6" (3.3 x 2.7 x 2.6)

BEDROOM TWO

8'10" x 7'10" (2.7 x 2.4)

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: 113 Years Remaining

Service Charge: £1279.60 Per Annum

Ground Rent: £200 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 *

