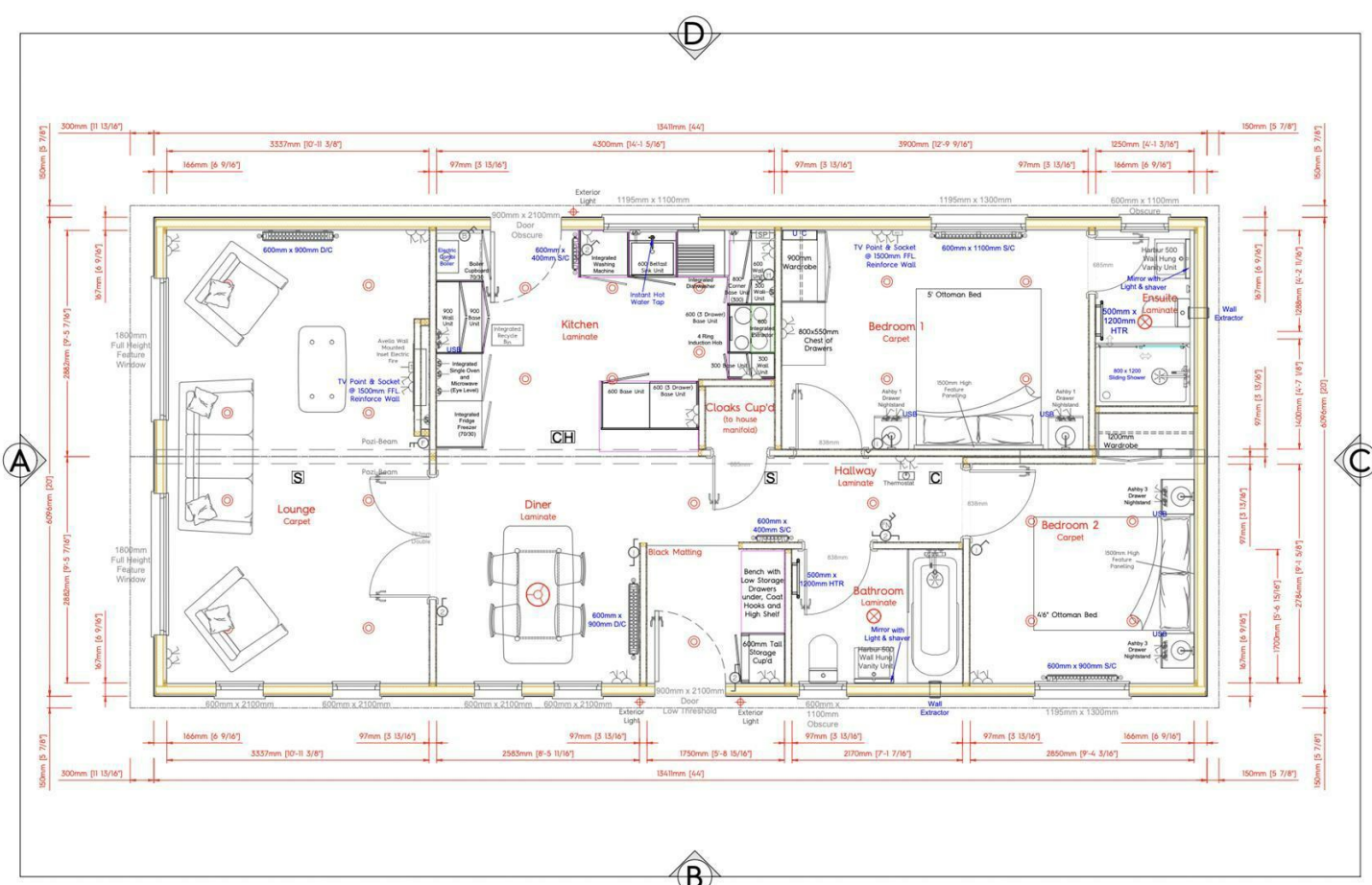


Floor Plan



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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) A			(10-15) A		
(81-91) B			(16-20) B		
(69-80) C			(21-25) C		
(55-68) D			(26-30) D		
(39-54) E			(31-35) E		
(21-38) F			(36-40) F		
(1-20) G			(41-45) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

**Barton Heights Upper Cornaway Lane**  
**Portchester, PO16 8NF**

We are pleased to introduce to the market Barton Heights, a brand new development of over 55's Park Homes coming to Portchester.

There will be 22 new park homes in total ranging in prices from £300,000 - £375,000.

The first phase will be completed in September - December 2024. The second phase will then be due to complete in 2025.

These homes are built to a high specification with modern bathrooms and kitchens and are fully electric. Local shops are a short walk away along with transport links. There is an option to have a garage with power if required at an additional cost.

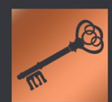
Part Exchange Option available.

For more information please contact Castles today.

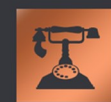
**Asking price £300,000**

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

# Barton Heights Upper Cornaway Lane

Portchester, PO16 8NF



- BRAND NEW DEVELOPMENT
- GARAGE OPTION
- SOLENT VIEWS
- CLOSE TO TRANSPORT LINKS
- OVER 55'S ONLY
- FIRST PHASE COMPLETION SEPT - DEC 2024
- CLOSE TO LOCAL SHOPS
- HIGH SPECIFICATION

## LOUNGE

## DINING ROOM

## KITCHEN

## BEDROOM ONE + EN-SUITE

## BEDROOM TWO

## BATHROOM

### Service Charge/Pitch Fee

This development does require each park home owner to pay a monthly pitch fee of £250 PCM

### 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.

