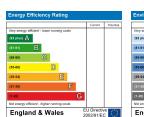
Floor Plan

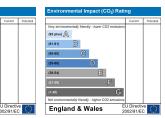
GROUND FLOOR 634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 634 sq.ft. (58.9 sq.m.) approx

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





DIRECTORS

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36 Tudor Crescent

Portsmouth, PO6 2BZ

We are pleased to welcome to the market this modern third floor two bedroom apartment with allocated parking for two vehicles located in Graduate Court, Tudor Crescent, Cosham.

The property is secure and private and situated in a modern development.

The apartment consists of two bedrooms, a modern bathroom and kitchen and open plan lounge diner with Juliet balcony offering up some great views of

Located close to Cosham shops and transport links.

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

Offers in excess of £170,000

36 Tudor Crescent

Portsmouth, PO6 2BZ









- THIRD FLOOR APARTMENT
- TWO ALLOCATED PARKING SPACES
- JULIET BALCONY
- GOOD TRANSPORT LINKS

- MODERN DEVELOPMENT
- TWO BEDROOMS
- PORTSDOWN HILL VIEWS
- PERFECT FIRST TIME BUY

LOUNGE DINER

17'0" x 11'5" (5.2 x 3.5)

KITCHEN

8'6" x 7'2" (2.6 x 2.2)

BEDROOM ONE

14'5" x 8'6" (4.4 x 2.6)

BEDROOM TWO

13'9" x 6'2" (4.2 x 1.9)

BATHROOM

6'6" x 6'2" (2.0 x 1.9)

Lease Information

Lease Length: III Years Remaining

Service Charge: £1666 Per Annum

Ground Rent: £150 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 *

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.

