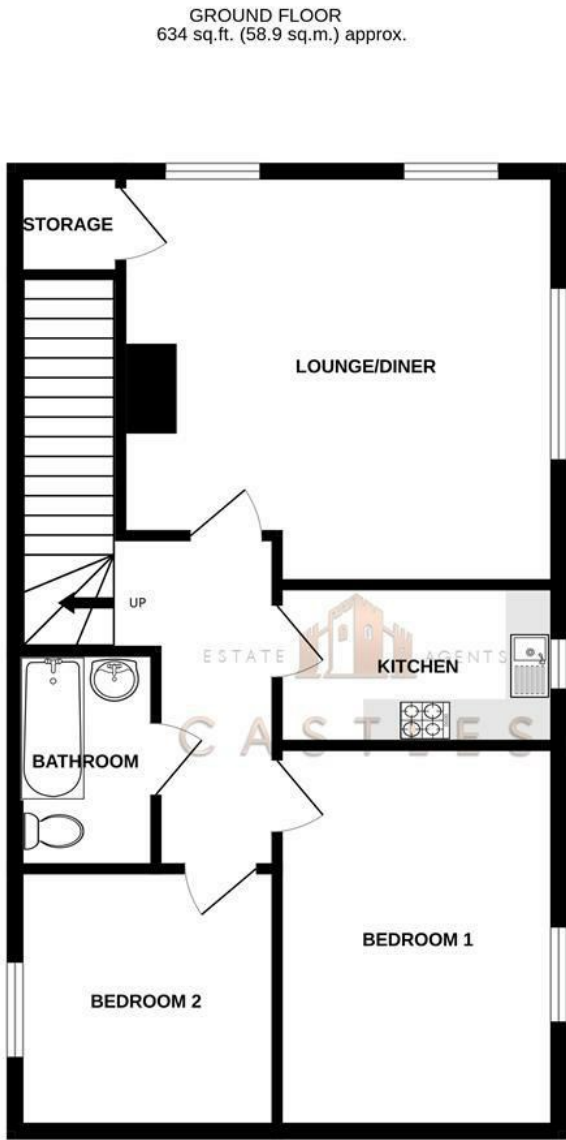
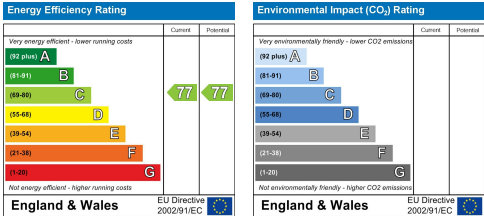


Floor Plan



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Boxtree Court Castle Street Fareham, PO16 9QA

We are pleased to welcome to the market this two bedroom first floor apartment located in the popular over 55's development of Boxtree Court, Castle Street, Portchester. The apartment comes with residents parking.

There is a spacious lounge diner, modern fitted kitchen, family bathroom and two bedrooms in total, the primary being a large double.

Externally there are beautiful communal gardens to the rear and parking for residents to the side of the building. This works on a first come first serve basis.

Portchester Castle is a stones throw away and you are also a short walk from Portchester Village shops.

The lease is 101 years and the property is being offered with NO FORWARD CHAIN.

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

Offers over £225,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



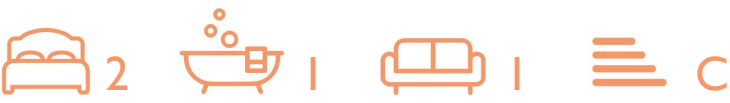
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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

Boxtree Court Castle Street
Fareham, PO16 9QA



- OVER 55'S DEVELOPMENT
- TWO BEDROOMS
- OFF ROAD RESIDENTS PARKING
- 101 YEAR LEASE
- NO FORWARD CHAIN
- FIRST FLOOR APARTMENT
- COMMUNAL GARDENS
- CLOSE TO PORTCHESTER CASTLE
- CLOSE TO LOCAL SHOPS
- POPULAR DEVELOPMENT

LOUNGE DINER
14'1" x 14'5" (4.3 x 4.4)

KITCHEN
9'10" x 5'6" (3.0 x 1.7)

BATHROOM
4'11" x 7'6" (1.5 x 2.3)

BEDROOM ONE
9'10" x 13'5" (3.0 x 4.1)

BEDROOM TWO
9'2" x 9'2" (2.8 x 2.8)

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: £50 Per Annum
Service Charge: £1382.34 Per Annum
Lease Length: 101 Years Remaining

* Please be aware this information has been provided to us by the seller of the property to the best of their knowledge and will be clarified specifically by your solicitor during the conveyancing process *

