

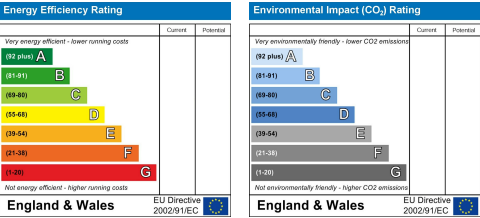


Floor Plan



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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98 Ophir Road  
Portsmouth, PO2 9ET

We are pleased to welcome to the market this large one bedroom ground floor flat with lots of character and period features located in Ophir Road, Portsmouth.

The property is well presented throughout and would make an ideal first time buy for anyone looking to purchase their first home.

There is an entrance porch to the property, a large double bedroom to the front, hallway with access to the generous lounge room and four piece bathroom suite. From the lounge there are original stain glass doors that open into the modern fitted kitchen and from here you can access the private garden. The garden is a fair size and is mainly paved and gravel so is low maintenance.

Throughout the property you have high ceilings featuring roses, coving and stain glass work so plenty of original features on offer.

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

Offers over £175,000



02394318899



www.castlestates.co.uk



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Company Number: 12821075

VAT Number: 356389459



98 Ophir Road  
Portsmouth, PO2 9ET



- GROUND FLOOR
- PRIVATE GARDEN
- PERIOD FEATURES
- MODERN BATHROOM
- LONG LEASE
- LARGE ONE BEDROOM FLAT
- CHARACTER PROPERTY
- MODERN KITCHEN
- IDEAL FIRST TIME BUYER HOME
- LOW CHARGES

**LOUNGE**  
14'9" x 15'8" (4.5 x 4.8)

**KITCHEN**  
7'10" x 9'6" (2.4 x 2.9)

**BATHROOM**  
8'10" x 7'6" (2.7 x 2.3)

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

**Lease Information**  
Lease Length: 115 Years Remaining

Service Charge: £0 - on an adhoc basis split with owner of upstairs flat

Ground Rent: £100 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 \*

**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 at our cost 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 and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

