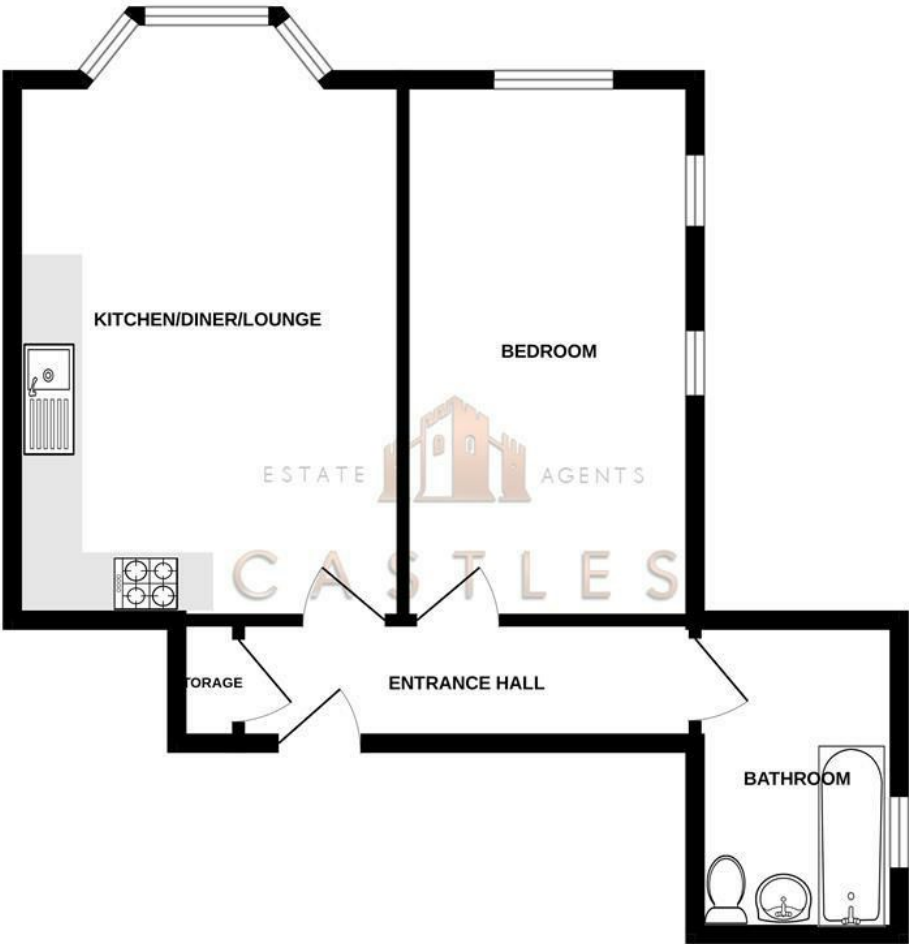


Floor Plan

GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 473 sq.ft. (43.9 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.
Made with Metropix ©2025

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B			(81-91) B	
	(69-80) C			(69-80) C	
	(55-68) D			(55-68) D	
	(39-54) E			(39-54) E	
	(21-38) F			(21-38) F	
	(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



CASTLES
ESTATE AGENTS



Flat 3 Alexandra Court Gladys Avenue
Portsmouth, PO2 9BL

We are pleased to introduce to the market this one bedroom first floor apartment with private off road gated parking in the brand new development Alexandra Court in Hilsea, Portsmouth.

The development is finally nearing completion and this ground floor apartment is ready to be moved in to.

This unit offers a large open plan space for living and dining with a modern fitted kitchen, access to a double bedroom and a modern bathroom suite.

Close to local amenities and transport links and good access routes in and out of Portsmouth.

These units are being offered with Share Of Freehold and would make an amazing first time purchase.

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

Asking price £195,000



02394318899



www.castlesestates.co.uk



2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson & Gary Agar
Company Number: 12821075
VAT Number: 356389459

Flat 3 Alexandra Court Gladys Avenue
Portsmouth, PO2 9BL



- ONE BEDROOM
- SHARE OF FREEHOLD
- MODERN BATHROOM
- CLOSE TO LOCAL AMENITIES
- OFF ROAD GATED PARKING
- MODERN KITCHEN
- OPEN PLAN LIVING
- IDEAL FIRST TIME BUY

LIVING SPACE
18'4" x 11'9" (5.6 x 3.6)

BATHROOM
14'5" x 8'10" (4.4 x 2.7)

BEDROOM
9'6" x 6'2" (2.9 x 1.9)

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 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.

