


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Planned	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92 plus) A
(84-91) B			(91-91) B
(75-83) C			(86-90) C
(65-74) D			(55-64) D
(55-64) E			(39-54) E
(45-54) F			(21-38) F
(15-44) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
			(1-10) G
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



We are pleased to welcome to the market this two bedroom top floor duplex flat located in the heart of Southsea in Hereford House, Kent Road. The property comes with Share Of Freehold and parking to the front on a first come first serve basis to residents along with No Forward Chain.

The property is located in the heart of Southsea with Palmerston Road and its variety of shops, restaurants and bars just a stroll away. The seafront, Gunwharf Quays and Old Portsmouth are all within walking distance. Entering the building is via a secured system into the communal hallway.

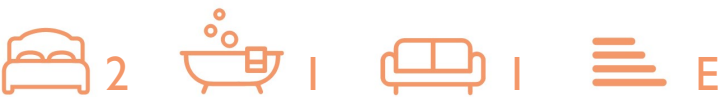
Offers over £235,000

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

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

Hereford House 28-30 Kent Road

Southsea, PO5 3EW



- TOP FLOOR
- TWO DOUBLE BEDROOMS
- FIRST COME FIRST SERVE PARKING
- NO FORWARD CHAIN
- GUNWHARF QUAYS FIVE MINUTES AWAY
- DUPLEX APARTMENT
- MODERN SHOWER ROOM
- SHARE OF FREEHOLD
- SHORT WALK TO SEAFRONT
- CLOSE TO SOUTHSEA SHOPS

LOUNGE
17'4" x 11'5" x 14'9" (5.3 x 3.5 x 4.5)

KITCHEN
7'10" x 8'10" (2.4 x 2.7)

SHOWER ROOM
7'2" x 4'11" (2.2 x 1.5)

BEDROOM 1
12'9" x 13'5" (3.9 x 4.1)

BEDROOM 2
11'5" x 13'5" (3.5 x 4.1)

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.

Lease Information
Lease Length: 999 - Share of Freehold
Service Charge: £1900 Per Annum

Ground Rent: £0

* 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 *

