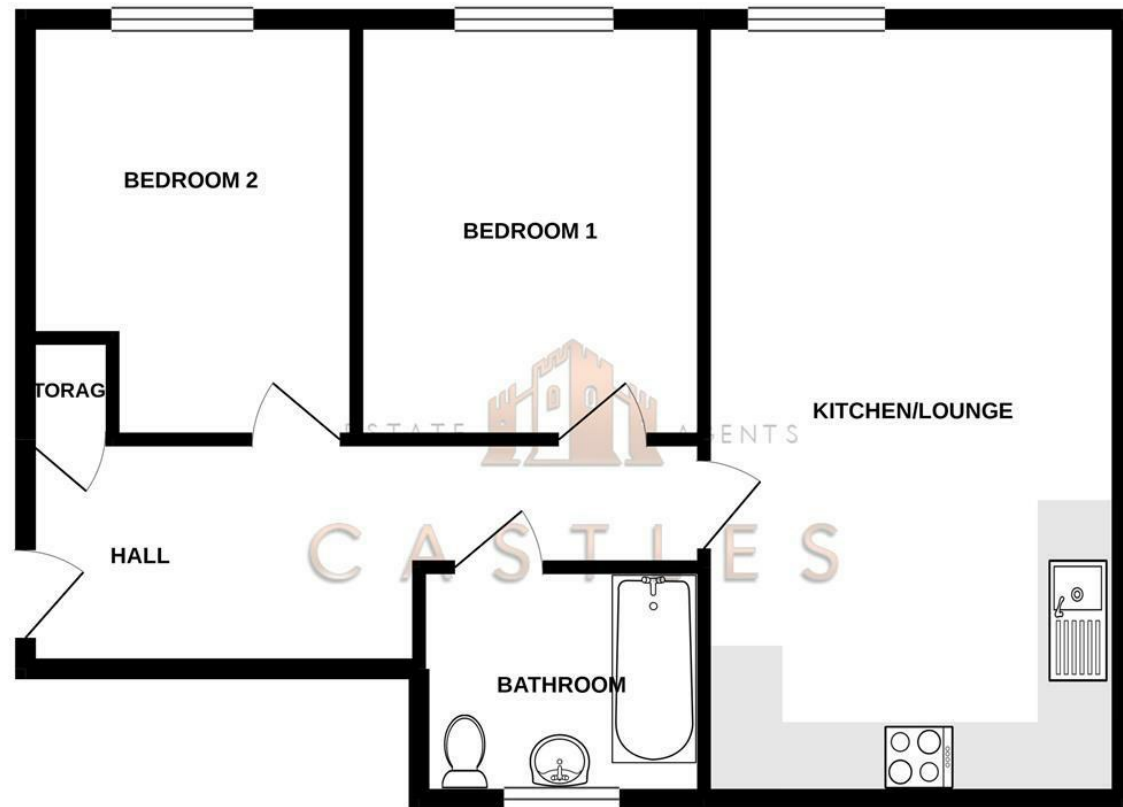


Floor Plan

GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 652 sq.ft. (60.6 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 firm's 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
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales EU Directive 2002/91/EC

53 The Fairways Portsmouth, PO6 1RW

Castles are pleased to welcome to the market this ground floor two bedroom apartment with allocated parking in the popular location of The Fairways, Drayton.

The apartment occupies the ground floor of a modern complex and consists of two double bedrooms, bathroom and an open plan living space featuring a modern kitchen and lounge.

This property would make a great first time buy for anyone looking to get their foot onto the ladder.

This would also make a great investment purchase as the current tenant residing at the property is paying £750 PCM which provides a gross yearly income of £9000 per annum. The gross yield is 5.29% based on the current asking price.

The lease length is 137 year remaining.

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

Offers over £170,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

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PO16 9QD



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SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

53 The Fairways

Portsmouth, PO6 1RW



- TWO DOUBLE BEDROOMS
- MODERN DEVELOPMENT
- DRAYTON LOCATION
- OPEN PLAN LIVING
- ALLOCATED PARKING
- LONG LEASE 137 YEARS LEFT
- PERFECT FIRST TIME BUY
- INVESTORS CAN EXPECT £9000 P.A

LOUNGE/KITCHEN

21'6" x 10'8" (6.56 x 3.26)

BATHROOM

8'1" x 5'4" (2.48 x 1.64)

BEDROOM ONE

12'0" x 9'5" (3.68 x 2.89)

BEDROOM TWO

12'0" x 8'9" (3.66 x 2.68)

LEASE INFO

LEASE: 137 Years Remaining

SERVICE CHARGE: £1200 P.A

GROUND RENT: £250 P.A

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.

