

# HARBOUR RIDGE

QUEEN STREET | PORTSMOUTH | PO1 3HT



£179,950  
Leasehold

- Two Bedroom First Floor Apartment
- Corner Balcony Accessed from Lounge
- Security Entry Phone, Lift service
- Purpose Built Apartment Building
- Historic Dockyard & University Nearby
- Heating Via Electric Panel Heaters
- Previously Rented out £1,100.00 PCM
- No Forward Chain, Vacant Possession





## In Brief

Purpose Built Apartment Building located in enviable position close to the Historic Dockyard and major departments of Portsmouth University. Also within walking distance are the shopping and retail facilities of Gunwharf Quays. Portsmouth Harbour railway station is located nearby together with the Hard Interchange which offers Coach and Bus connections. Internally the property has been well maintained offering a spacious Lounge with dual aspect windows and door opening onto the Balcony. The Kitchen is fitted with a range of Contemporary eye and base level units and the Two Bedrooms can both be considered doubles. All heating is via electric panel heaters. The Communal stairwell leads into a secure inner lobby and there is a lift and stair access to all floors. Internal viewing is strongly recommended.

£179,950

## KEY FACTS

**TENURE:** Leasehold

**MAINTENANCE:** £164.00 PCM Inclusive of building insurance and water charges

**LEASE REMAINING:** 167 Years

**GROUND RENT:** £0

**COUNCIL TAX BAND:** C

**EPC:** C



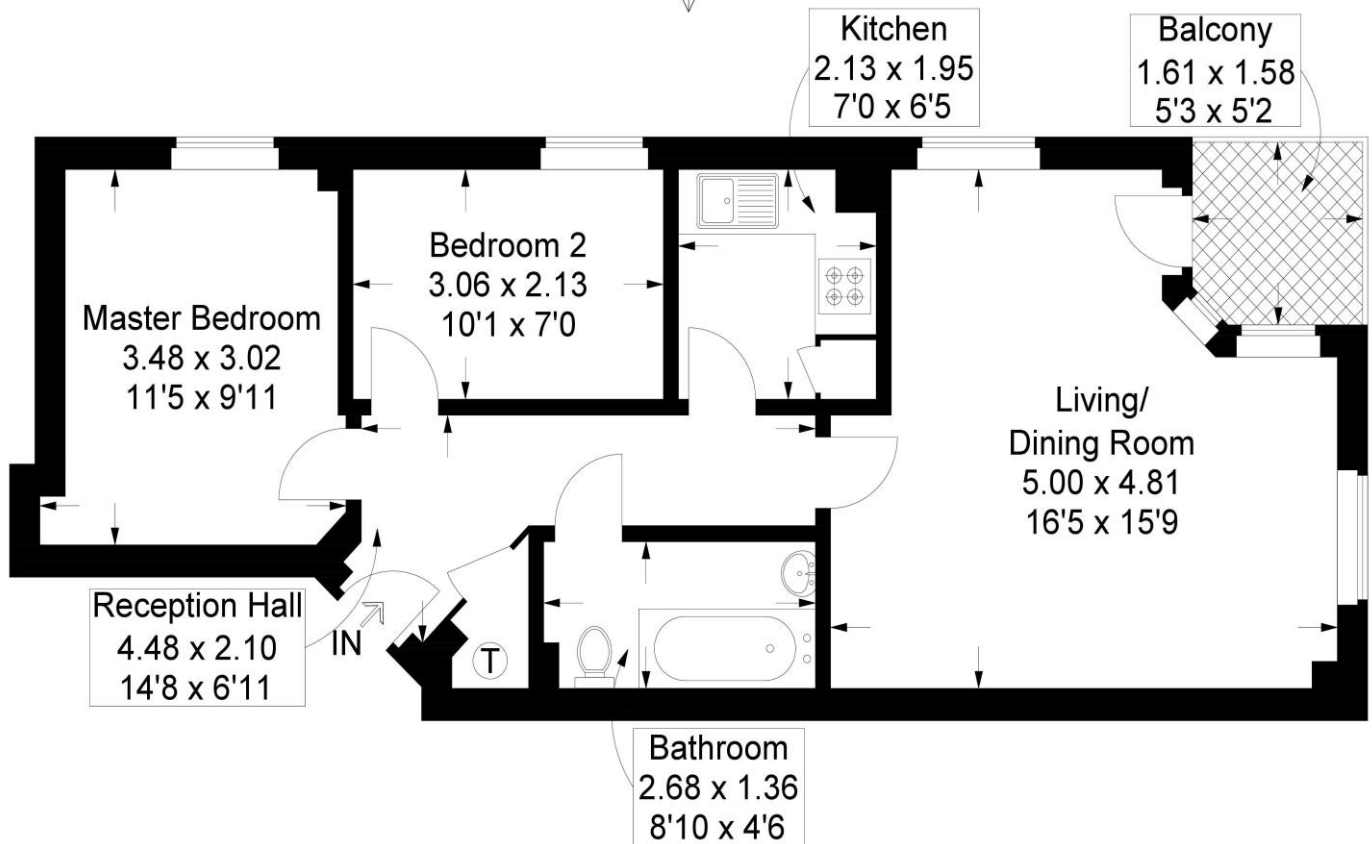
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# Harbour Ridge, Queen Street, Portsmouth

Approximate Gross Internal Area = 53.6 sq m / 577 sq ft



## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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