



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£175,000**

**Leasehold**

2x  1x  1x 

**Malcolm House, The  
Ridings, Portsmouth,  
Hampshire, PO2**

**cubitt&west**  
Helping you move forwards



## Main features

- Good-sized bedrooms
- Garage & communal parking
- Great potential - live in while updating to your own taste.
- Long Lease - 991 Years Remaining
- Convenient Location - Close to shops, transport links, and green spaces.

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

Lounge: 19'7 x 10'0 (5.97m x 3.05m)

Kitchen: 10'5 x 7'2 (3.18m x 2.19m)

Bedroom 1: 12'6 x 10'5 (3.81m x 3.18m)

Bedroom 2: 10'6 x 9'7 (3.20m x 2.92m)

Shower Room: 7'5 x 6'2 (2.26m x 1.88m)

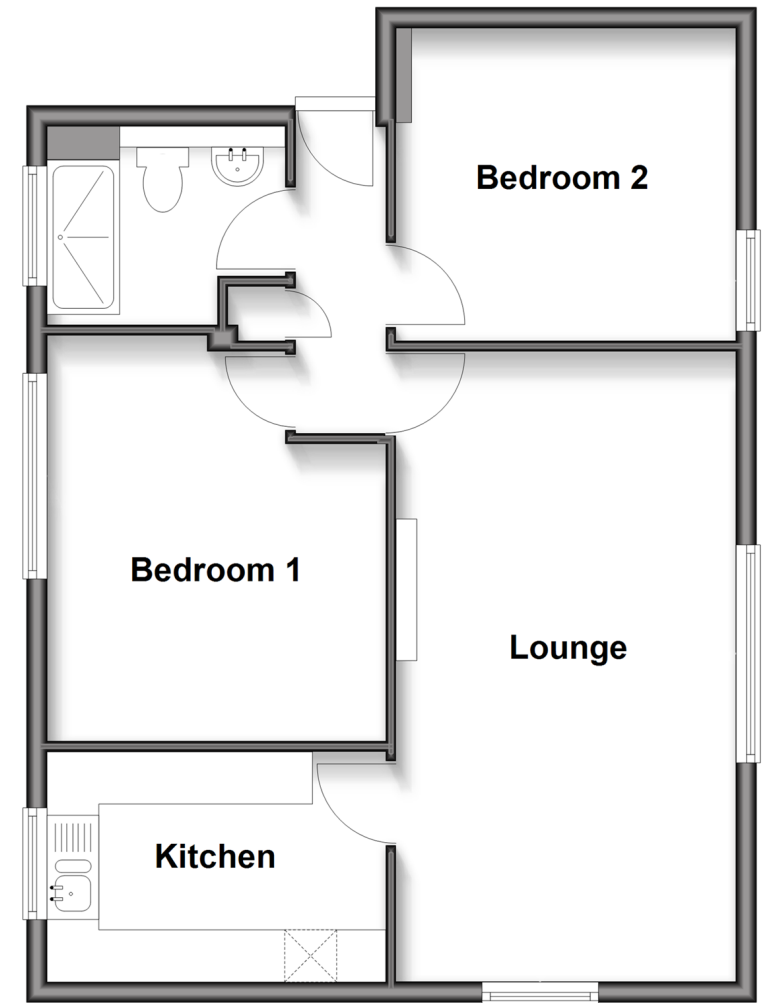
### OUTSIDE

Garage

Communal Garden

## Ground Floor

Approx. 57.7 sq. metres (621.4 sq. feet)



**Call Portsmouth - 023 9266 1213 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



41634859/20250422/MO1/JV