

JUSTFLATS

FLAT 8 GARRICK HOUSE 26 THE RIDINGS, PORTSMOUTH, PO2 0UE



£189,995 Leasehold

GARAGE! This two double bedroom, ground floor flat located in Garrick House, Gatcombe Park is available for sale by Jeffries & Dibbens. Suited for first time or investment buyers, this property offers a selection of benefits including additional storage and a garage measuring 15ft x 8ft. Accommodation comprises two double bedrooms, a 16ft reception room, a fitted kitchen and a shower room. Added benefits include gas central heating and double glazing throughout! Please contact Jeffries & Dibbens to arrange an internal viewing today! 02392 661 662



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	Α		
81-91	в		
69-80	С	73 C	<78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COMMUNAL FRONT DOOR

Leading to hardwood front door.

HARDWOOD FRONT DOOR

Leading to reception room.

RECEPTION ROOM

16' 1" x 10' 3" (4.9m x 3.12m) PVC double glazed window to front aspect, laminate flooring, doors to kitchen and hallway.

KITCHEN

11' 11" x 6' 10" (3.63m x 2.08m)

PVC double glazed window to front aspect, range of wall and base units, roll top work surfaces, 1 1/2 stainless steel sink with mixer tap and drainer, plumbing for washing machine, radiator, integral oven with gas hob, tiled to principal areas, space for tumble dryer, cupboard housing newly fitted (July 2024) wall mounted combination boiler, space for fridge/freezer, lino flooring.

HALLWAY

Doors to bedroom one, two and bathroom, door to cupboard.

BEDROOM ONE

10' 10" x 10' 10" (3.3m x 3.3m) PVC double glazed window to rear aspect, radiator, built in storage.

BEDROOM TWO

9' 11" x 11" narrowing to 9'10' (3.02m x 3.35m) PVC double glazed window to rear aspect, radiator, built in storage, cupboard housing fuse board.

BATHROOM

Close coupled WC, pedestal wash basin, tiled to principal areas, walk in shower cubicle with 'Rainfall' shower attachment, stainless steel heated towel rail.

GAR AGE

15' 10" x 8' 1" (4.83m x 2.46m) Up and over door

AGENTS NOTE

Council Tax Band - B



LEASE INFORMATION:

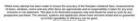


As of July 2024, the vendor has informed us that the lease details are as follows:-**Tenure:** Leasehold Landlord/Managing Agent: Gatcombe Residents Association Society LTD Balance of Lease: 992 years Ground Rent Charges: N/A Ground Rent Review Period: N/A Maintenance/Service Charges: £300 paid twice annually Maintenance /Service Charges Review Period: Annually Building Insurance: Included in Service Charge Are Pets Permitted: No

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

GROUND FLOOR





OFFICE ADDRESS

112/114 London Road, Portsmouth, Hampshire, PO2 0LZ

OFFICE DETAILS

023 9266 1662 portsmouth@jeffries.co.uk www.jdea.co.uk

AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH