



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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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.

GARAGE

15' 10" x 8' 1" (4.83m x 2.46m)

Up and over door

AGENTS NOTE

Council Tax Band - B

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



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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their condition or efficiency and no guarantee is given with respect to the plan.

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