

FLAT 1 KNIGHTSTONE COURT, 72 THE RIDINGS, PORTSMOUTH, PO2 0UU



£181,300 Leasehold

GARAGE! This two bedroom, ground floor flat located in The Ridings, Gatcombe Park is available with Jeffries & Dibbens of Portsmouth. The property boasts a 21ft reception room, an 11ft kitchen, a fitted bathroom and two bedrooms both measuring 11ft. Further benefits double glazing and a garage. Contact our Portsmouth branch today! 02392 661 662



SECURED COMMUNAL DOOR TO COMMUNAL ENTRANCE HALL

Wooden front door to.

HALLWAY

Electric storage heater, cupboard housing electric meter, doors to bathroom, bedroom one, bedroom two, kitchen and reception room, telecom phone.

BATHROOM

Wooden panelled bath with hot and cold taps and electric shower, wall mounted pedestal wash basin with hot and cold taps, close coupled WC, tiled to principal areas, extractor fan.

BEDROOM TWO

11' 4" x 7' (3.45m x 2.13m)

PVC double glazed window to rear aspect.

BEDROOM ONE

11' 5" x 9' 9" (3.48m x 2.97m)

PVC double glazed window to rear aspect, electric storage heater, fitted wardrobes.

KITCHEN

11' 9" x 6' 5" (3.58m x 1.96m)

Range of wall and base units, electric oven with induction hob, washing machine, fridge freezer, roll top work surface, tiled to principal areas, stainless steel sink with hot and cold taps and drainer, storage cupboards with one housing hot water tank, extractor fan.

RECEPTION ROOM

21' 10" x 10' 9" (6.65m x 3.28m)

PVC double glazed windows to rear and side aspect, two electric storage heaters, feature fireplace.

OUTSIDE

Garage labelled number 34.

AGENTS NOTE

Council Tax Band - B

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



LEASE INFORMATION:



As of January 2025, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Ann Elizabeth Thomson

Balance of Lease: 126 years as of 1st January 1984

Ground Rent, Service Charges & Buildings Insurance: £36.59 Per Week

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

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms 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 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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OFFICE ADDRESS

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

OFFICE DETAILS

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

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