

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



£179,000 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



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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

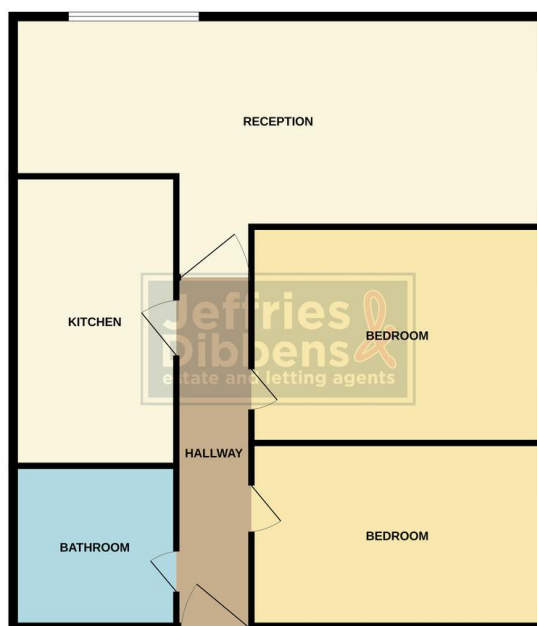
Landlord/Managing Agent: Ann Elizabeth Thomson

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 mis-statement. 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.
Made with Hergo 12/2025

OFFICE ADDRESS

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OFFICE DETAILS

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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