

# 24 ST BARBARA WAY, PORTSMOUTH, PO2 0UT



**£175,000** Leasehold

GARAGE & NO FORWARD CHAIN! Jeffries & Dibbens are delighted to welcome to the market this two bedroom, second floor flat located in St. Barbara Way, Gatcombe Park. The property boasts a 17ft reception room, a 10ft fitted kitchen, a fitted bathroom, two bedrooms and a balcony. Further benefits include double glazing and gas central heating. Contact our Portsmouth branch today! 02392 661 662



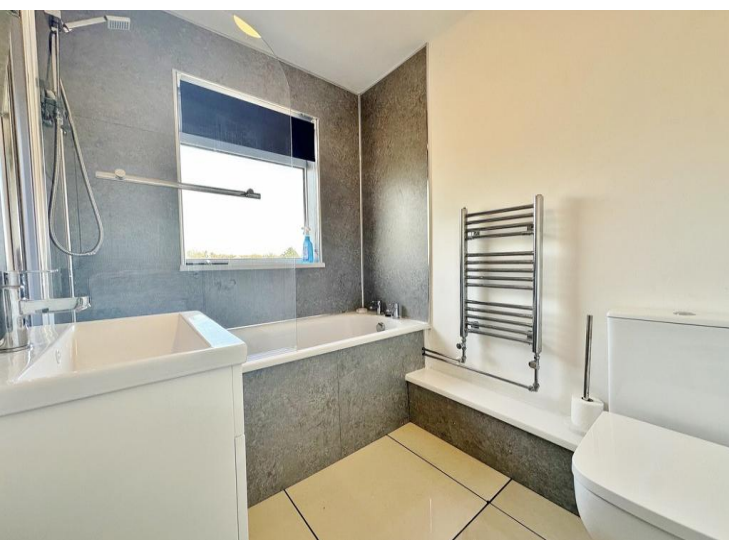
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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>76 C</b>
55-68	<b>D</b>	<b>67 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## SECURED COMMUNAL DOOR

Communal entrance hallway and stairs to second floor.

## WOODEN FRONT DOOR

## HALLWAY

Radiator, two storage cupboards, intercom phone, doors to bedroom one, bedroom two, bathroom and reception room.

## BEDROOM TWO

8' 7" x 8' 6" (2.62m x 2.59m)  
PVC double glazed window to front aspect, radiator.

## BEDROOM ONE

10' 8" x 10' 6" (3.25m x 3.2m)  
PVC double glazed window to front aspect, radiator.

## BATHROOM

7' x 5' 7" (2.13m x 1.7m)  
PVC double glazed window to side aspect, heated towel rail, plastic panel bath with mains powered shower, wall mounted wash basin with mixer tap and vanity unit, close coupled WC, tiled flooring, tiled to principal areas.

## RECEPTION ROOM

17' 8" x 12' 3" (5.38m x 3.73m)  
PVC double glazed windows to rear aspect, radiator, PVC double glazed sliding door to balcony, storage cupboard, door to kitchen.

## KITCHEN

10' 6" x 7' 6" (3.2m x 2.29m)  
PVC double glazed window to rear aspect, range of base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, space for cooker, space for fridge/freezer, plumbing for washing machine, space for dishwasher, tiled flooring, tiled to principal areas.

## GARAGE

## AGENTS NOTE

Council Tax Band - A





# LEASE INFORMATION:



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

**Tenure:** Leasehold

**Landlord/Managing Agent:** Abri

**Balance of Lease:** 85 years remaining

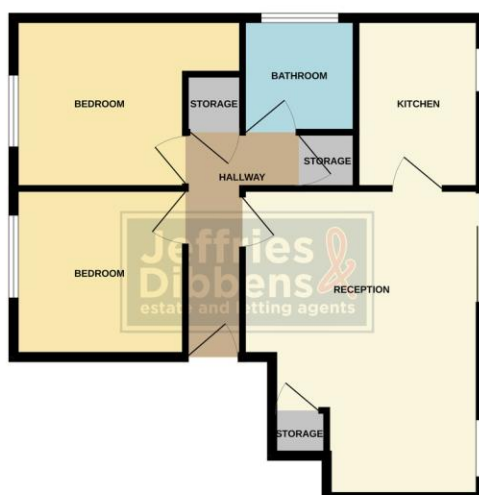
**Ground Rent, Maintenance & Buildings Insurance Charges:** £137.00 per month

**Maintenance /Service Charges Review Period:** Annually

**Any Pet restrictions:** No

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

SECOND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency and for safety. Made with floorplan 12025

## OFFICE ADDRESS

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

## 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