

FLAT 6
105 QUEENS ROAD,
PORTSMOUTH, PO2 7LU



Offers in excess of £100,000 Leasehold

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to welcome to the market this one bedroom, top floor flat located in Queens Road, North End. Accommodation comprises one double bedroom in addition to the 24ft kitchenette, a 9ft fitted bathroom and a 14ft bedroom. Additional benefits include electric heating and double glazing. Contact us today for more information! 023 92 661 662



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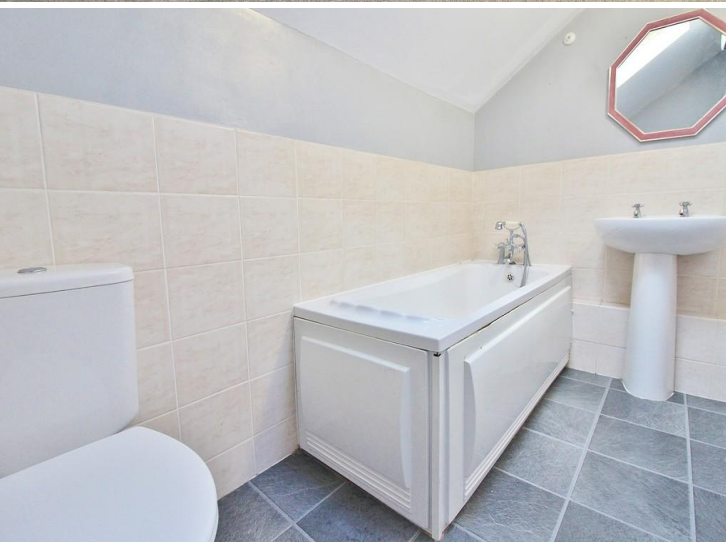
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SECURED WOODEN DOOR

COMMUNAL HALL

Stairs to first floor, hard wooden front door to entrance hall.

ENTRANCE HALL

Electric meters, stairs to hallway.

HALLWAY

Doors to bathroom, bedroom, kitchen and reception room.

BATHROOM

9' 7" x 5' (2.92m x 1.52m)

PVC double glazed Velux window to side aspect, panelled bath with mains powered shower, pedestal wash basin, close coupled WC, tiled to principal areas.

KITCHENETTE

24' 2" x 10' 4" (7.37m x 3.15m)

PVC double glazed window to front aspect, PVC double glazed window to side aspect, electric storage heater, roll top work surface, stainless steel sink with mixer tap and drainer unit, range of wall and base units, electric oven with induction hob and overhead extractor fan, plumbing for washing machine, space for fridge/freezer, cupboard housing hot water tank, tiled to principal areas.

BEDROOM

14' 3" x 7' 5" (4.34m x 2.26m)

PVC double glazed Velux window to side aspect, electric storage heater, storage cupboard.

OUTSIDE

Bike shed located in communal area.

AGENTS NOTE

Council Tax Band - A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: RMB 102/Dack Property Management

Balance of Lease: 110 years

Ground Rent Charges: £359.83 has been paid to cover April 2025 – March 2026

Ground Rent Review Period: April

Maintenance/Service Charges: £128.00 per month

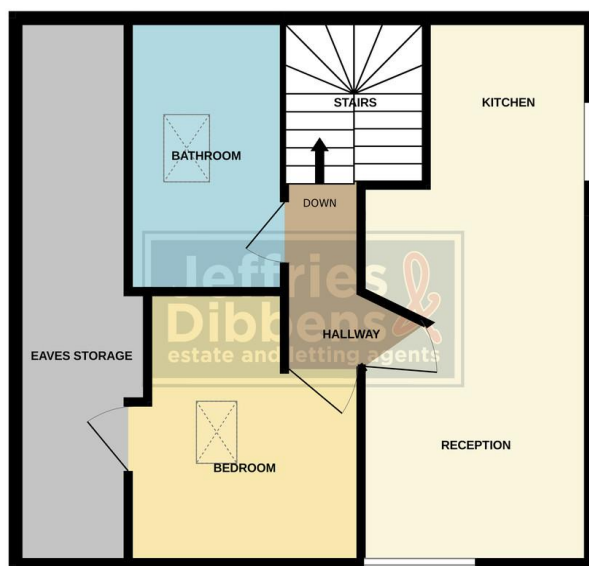
Maintenance /Service Charges Review Period: March

Building Insurance: This is covered in the Maintenance charge

Are there any Pet Restrictions: No

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 floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for only prospective purchase. The services, specifications and appliances shown here are shown listed and no guarantee as to their operability or efficiency can be given.
Made with Metagen 5/2025

OFFICE ADDRESS

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

OFFICE DETAILS

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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 & Dibbensen nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbensen Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH