

FLAT 5 GARRICK HOUSE THE RIDINGS, PORTSMOUTH, PO2 0UE



£165,000 Leasehold

NO FORWARD CHAIN & GARAGE! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, second floor flat located in Garrick House, Gatcombe Park. Accommodation comprises a 16ft reception room, a fitted kitchen, two double bedrooms and a family bathroom. Added benefits include gas central heating, double glazing throughout and a garage measuring 15ft x 8ft. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662



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HARDWOOD FRONT DOOR

RECEPTION ROOM

16' 3" x 10' 5" (4.95m x 3.18m)

PVC double glazed window to front aspect, two radiators, door to kitchen, door to hallway.

KITCHEN

11' 8" x 6' 9" (3.56m x 2.06m)

PVC double glazed window to front aspect, radiator, range of wall and base units, roll top work surfaces, space for fridge/freezer, resin 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, induction hob, integral electric oven, tiled splash back, plumbing for washing machine, space for tumble dryer.

HALLWAY

Doors to bedroom one, two and bathroom, airing cupboard.

BEDROOM ONE

11' 2" x 10' 1" (3.4m x 3.07m)

PVC double glazed window to front aspect, radiator, fitted storage.

BEDROOM TWO

11' 1" x 10' 10" (3.38m x 3.3m)

PVC double glazed window to rear aspect, radiator, fitted storage.

BATHROOM

Radiator, close coupled WC, pedestal wash basin, bath, electric power shower, tiled to principal areas.

GARAGE

AGENTS NOTE

Council Tax Band - B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 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: Gatcombe Residents Association Society LTD

Balance of Lease: 992 years

Ground Rent Charges: 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.

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 guidance 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 02/25

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