

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



## £165,000 Leasehold

NO FORW ARD 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



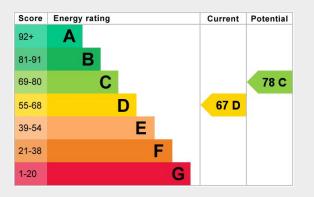












#### HARDWOOD FRONT DOOR

#### **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





### **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



#### **OFFICE ADDRESS**

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

#### **OFFICE DETAILS**

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

Lease Check

**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