

14 ESCUR CLOSE, PORTSMOUTH, PO2 0UP



£175,000 Leasehold

GARAGE! Jeffries & Dibbens are pleased to offer for sale this two double bedroom, ground floor flat located in Ecur Close, Gatcombe Park. Offered with no forward chain, the accommodation comprises a 15ft reception room, a 12ft modern fitted kitchen, a modern fitted bathroom, plus two double bedrooms. Additional benefits include double glazing, gas central heating and an external decked area with views across the field. The property also boasts a garage! Contact our Portsmouth branch to arrange your viewing! 02392 661 662

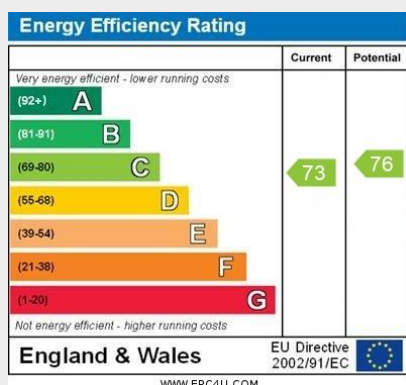


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COMMUNAL ENTRANCE

Communal bin store, obscure PVC double glazed front door to:-

HALL

Radiator, built-in storage cupboard, doors to:-

RECEPTION ROOM

15' 09" x 11' 06" (4.8m x 3.51m)

PVC double glazed doors to decked area, radiator, opening to:-

KITCHEN

12' 04" x 7' 03" (3.76m x 2.21m)

PVC double glazed window to rear aspect, range of wall and base level units, square edge work surfaces with matching splash back, sink and drainer unit with mixer tap over, integral electric oven, integral microwave, integral gas hob with extractor over, plumbing for washing machine, space for fridge/freezer, radiator, tiled floor, built-in cupboard housing 'Ideal' combination boiler.

BEDROOM ONE

10' 11" x 9' 01" (3.33m x 2.77m)

PVC double glazed window to front aspect, radiator, built-in storage area.

BEDROOM TWO

9' 01" x 8' 02" (2.77m x 2.49m)

PVC double glazed window to front aspect, radiator.

BATHROOM

Obscure PVC double glazed window to front aspect, radiator.

OUTSIDE

External decked area.

GARAGE

Located in block, up & over door.

COUNCIL TAX – Band A



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Abri

Balance of Lease: 90 years

Ground Rent Charges: N/a

Ground Rent Review Period: N/a

Maintenance/Service Charges: £107 per month

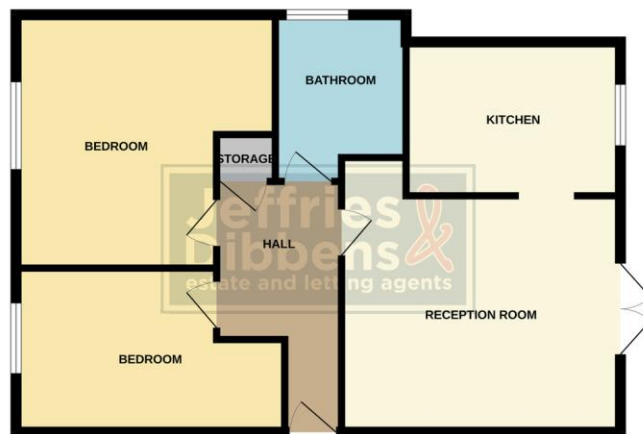
Maintenance /Service Charges Review Period:

Building Insurance: N/a

Pets 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 items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, validity and appropriateness of the plan have not been tested and no guarantee as to their suitability or efficiency can be given. Made with Magicplan 2020.

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