

21 FORBES COURT, 373 LONDON ROAD, PORTSMOUTH, PO2 9HJ



£179,995 Leasehold

ALLOCATED PARKING! Jeffries & Dibbens are delighted to offer for sale this spacious, two double bedroom, first floor apartment located in London Road, North End. This property is well presented throughout and offers a selection of benefits. Accommodation comprises a 21ft living room/kitchenette, a modern-fitted family bathroom and two DOUBLE bedrooms, the master measuring 17ft. Added features include gas central heating, double glazing throughout, an intercom system and an allocated parking space. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662



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COMMUNAL FRONT DOOR

Access to hallway leading to front door.

FRONT DOOR

Leading to internal hallway.

HALLWAY

Doors to bathroom, bedroom one, bedroom two, reception room/kitchen, cupboard housing wall mounted fuse board.

BATHROOM

Close coupled WC, stainless steel heated towel rail, pedestal wash basin, tiled throughout, extractor fan, spot lighting, bath with rainfall shower attachment.

BEDROOM ONE

17' x 13' 8" (5.18m x 4.17m)

PVC double glazed window to front aspect, radiator, built in fitted wardrobes, spot lights.

BEDROOM TWO

14' 2" max x 13' 6" max (4.32m x 4.11m)

PVC double glazed window to side aspect, double radiator, cupboard housing wall mounted 'Ideal' combination boiler, built in fitted wardrobes, spot lights.

RECEPTION/KITCHEN

27' 7" narrowing to 12' 6" x 16' 1" narrowing to 11' 9" (8.41m x 4.9m)

PVC double glazed window to front aspect, radiator, spot lights, range of wall and base units, extractor fan, stainless steel sink with mixer tap and drainer unit, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, integral oven, induction hob, wine rack, extractor fan, tiled splash back.

OUTSIDE

One parking space, intercom system.

COUNCIL TAX BAND - B

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



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Pier Management/Koze Estates

Balance of Lease: 102 Years Remaining

Ground Rent Charges: £150 per annum

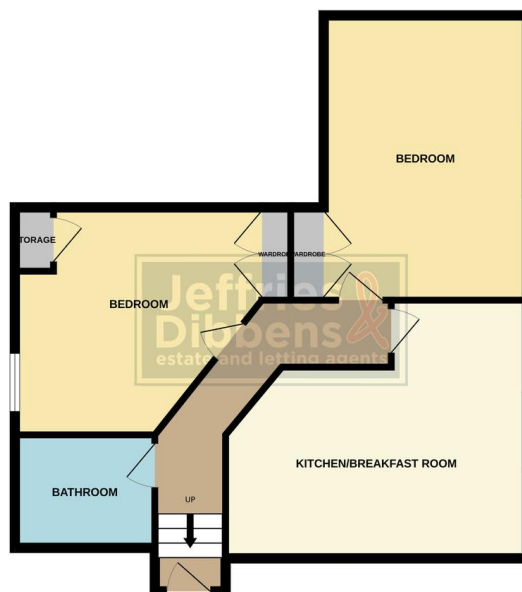
Ground Rent Review Period: Annually

Maintenance/Service & Insurance Charges: £1778.00 per annum

Any Pet Restrictions?: No Pet Restrictions

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

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 for any prospective purchase. The correct, accurate and complete floor plan has not been issued and no guarantee as to their accuracy or efficiency can be given.
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OFFICE ADDRESS

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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