

52 QUEEN STREET, PORTSMOUTH,
HAMPSHIRE, PO1 3HW



£175,000 Leasehold

TWO BEDROOM FIRST-FLOOR FLAT IN A FANTASTIC LOCATION WITH NO FORWARD CHAIN! Located on Queen Street, Portsmouth, this well-presented first-floor flat offers a fantastic opportunity for first-time buyers, investors, or those looking to enjoy everything Portsmouth/Southsea has to offer. The property features a bright and airy lounge with access to a south-facing balcony, perfect for enjoying the sunshine. The larger-than-average kitchen provides ample storage and workspace, while the two bedrooms offer comfortable living. A modern bathroom completes the accommodation. Additional benefits include double glazing, gas central heating via a combination boiler, and the property is offered in good decorative order throughout. Situated within close proximity to Gunwharf Quays, Portsmouth's Historic Dockyard, and excellent transport links, this home is perfectly positioned for convenience and city living. Don't miss out, contact us today to arrange a viewing!



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

COMMUNAL ENTRANCE

Security intercom system, door to:-

COMMUNAL HALL

Stairs to all floors, door to flat 52.

HALLWAY

Doors to all rooms, storage cupboard, radiator.

LOUNGE

13' 10" x 11' 10" (4.23m x 3.61m)

Double glazed window to rear elevation, laminate flooring, radiator, feature fireplace with wooden surround.

BALCONY

Southerly aspect, enclosed by brick walls.

KITCHEN

7' 8" x 15' 6" (2.36m x 4.74m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, built-in electric oven, gas hob with extractor hood over, space and plumbing for washing machine, integral fridge/freezer, wall mounted boiler, tiled to principal areas and tiled flooring, radiator, dual aspect double glazed windows.

BEDROOM ONE

12' 6" x 10' 10" (3.83m x 3.31m)

Double glazed window to rear elevation, laminate flooring, radiator.

BEDROOM TWO

11' 1" x 10' 0" (3.40m x 3.06m)

Double glazed window to rear elevation, radiator, laminate flooring, built-in wardrobe.

BATHROOM

8' 0" x 5' 9" (2.46m x 1.77m)

Panel enclosed bath with electric shower over, pedestal mounted wash basin, low level WC, radiator, fully tiled walls and tiled flooring, obscure double glazed window.

AGENTS NOTE:

COUNCIL TAX

Band A.



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Portsmouth City Council.

Balance of Lease: 95 years remaining.

Ground Rent Charges: Included in Maintenance/Service Charges.

Ground Rent Review Period: Annually.

Maintenance/Service Charges: £221.44 per month.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included in Maintenance/Service Charge.

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 doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.
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