

# JUSTFLATS

### 52 QUEEN STREET, PORTSMOUTH, HAMPSHIRE, PO1 3HW



## £175,000 Leasehold

TW O BEDROOM FIRST-FLOOR FLAT IN A FANTASTIC LOCATION WITH NO FORW ARD 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 southfacing 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!

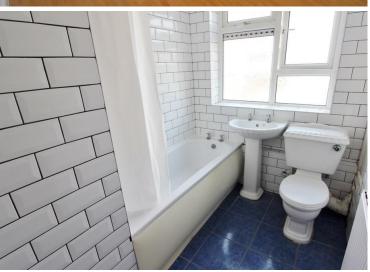


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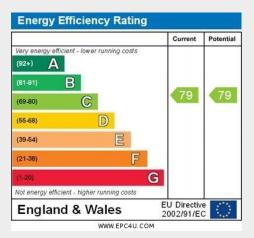
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#### COMMUNAL ENTRANCE

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" (03.40m 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.

> KITCHEN LIVING ROOM BEDROOM ONE BEDROOM TWO BALCONY ility is taken for any erro

#### **OFFICE ADDRESS**

1 Marmion Road, Southsea, Hampshire, PO5 2DT

#### **OFFICE DETAILS**

023 9236 1111 southsea@jeffries.co.uk www.jdea.co.uk

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





**FIRST FLOOR**