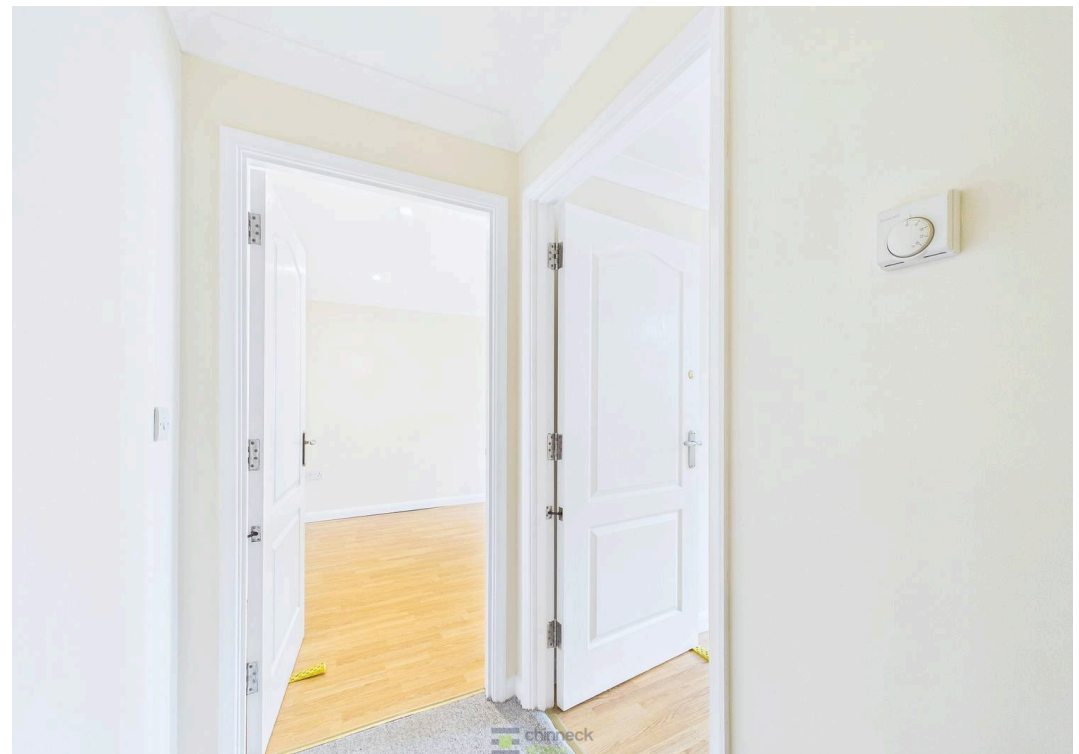




Harbour Ridge, Queen Street, Portsmouth

Offers in Region of £160,000



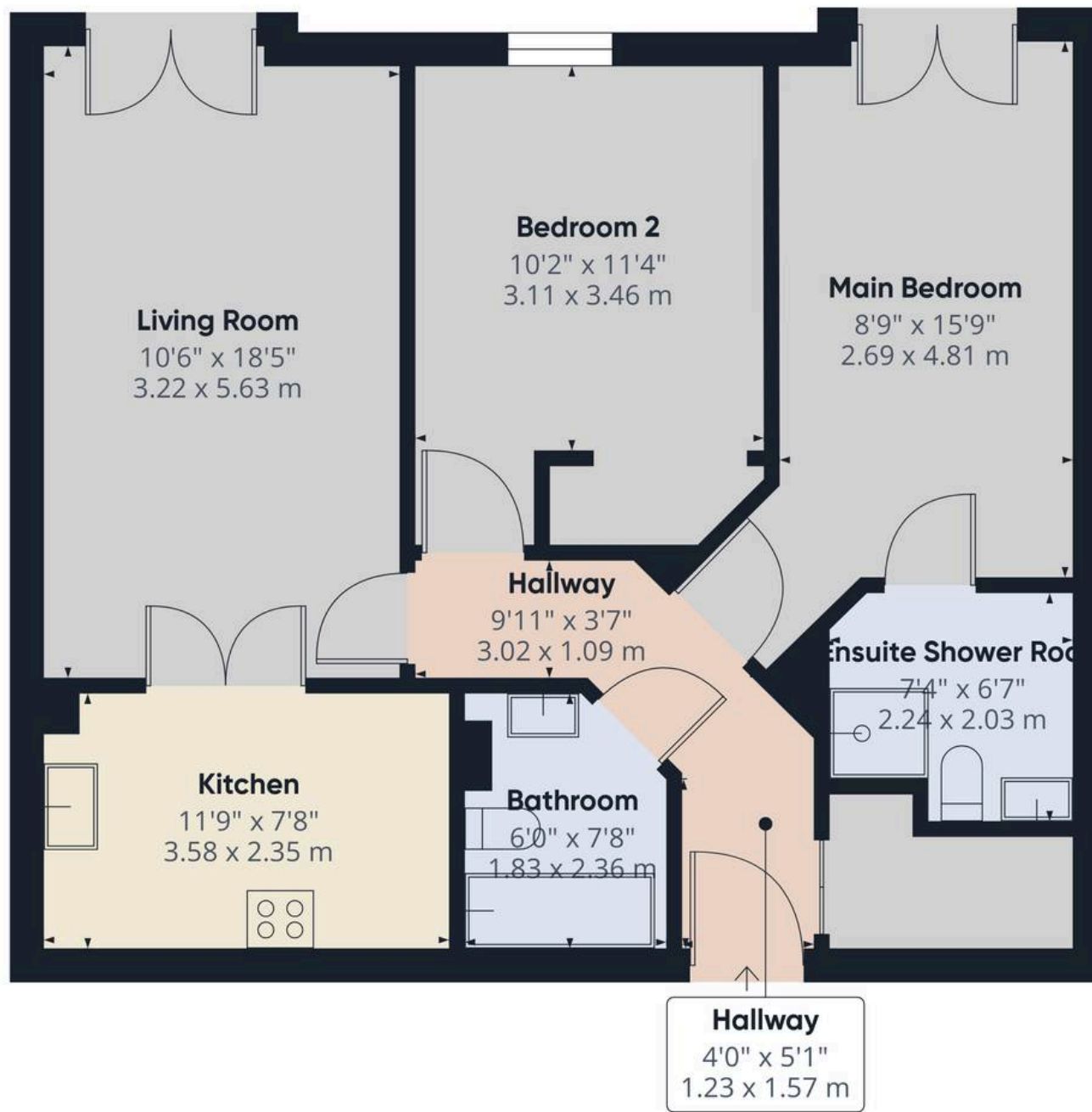


Harbour Ridge, Portsmouth

Located in a popular residential area, close to Portsmouth Harbour, this well-presented two-bedroom flat combines modern comfort with practical living. Situated on the third floor with lift access, the property has been recently decorated throughout, creating a fresh, inviting interior. The bright open-plan living and dining area features a Juliet balcony, while the contemporary kitchen provides ample storage and workspace for everyday use or entertaining. Both bedrooms are generously sized; the principal bedroom includes an en-suite shower room, and the second bedroom suits guests, home working or family use. A separate bathroom adds further convenience. Offered with no onward chain the flat will appeal to owner-occupiers and investors alike. Its location provides excellent access to local amenities, schools and transport links, making it ideal for commuting or enjoying city life. Early viewing is highly recommended to appreciate its privacy, accessibility and contemporary style in a sought-after setting, close to shops, leisure facilities making it a strong choice for professionals, couples or small families.

Material Information • Tenure: Leasehold • Council Tax: Band C • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains Supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: On Street • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low Risk





Approximate total area⁽¹⁾

755 ft²

70.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		

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