

FLAT 8 KNIGHTSTONE COURT THE RIDINGS, PORTSMOUTH, PO2 0UU



£159,995 Leasehold

GARAGE! This two bedroom, first floor flat located in The Ridings, Gatcombe Park is available with Jeffries & Dibbens of Portsmouth. Suitable for first time buyers and investors. The property boasts a 22ft reception room, an 10ft fitted kitchen, a fitted shower room and two bedrooms. Further benefits double glazing and a garage. Contact our Portsmouth branch today! 02392 661 662



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HARD WOOD DOOR

HALLWAY

Wall mounted fuse box, intercom system, electric radiator, door to bathroom, bedroom one and bedroom two, opening to reception room, opening to kitchen.

BATHROOM

Extractor fan, close coupled WC, pedestal mounted wash basin, double shower cubicle with electric shower unit, tiled to principle areas.

BEDROOM ONE

11' 05" x 10' 06" (3.48m x 3.2m)
PVC double glazed window to side aspect, electric radiator.

BEDROOM TWO

11' 05" x 7' 09" (3.48m x 2.36m)
PVC double glazed window to side aspect, electric radiator.

KITCHEN

11' 08" maximum x 6' 05" (3.56m x 1.96m)

Extractor fan, serving/opening to reception room, range of wall and base units, roll top work surfaces, tiled to principle areas, stainless steel sink and drainer unit with mixer tap, integral electric hob and oven, space for dishwasher, plumbing for washing machine, space for fridge/freezer.

RECEPTION ROOM

22' 07" x 10'09" narrowing to 7'07" (6.88m x 3.23m)

Four electric radiators, two PVC double glazed windows to side aspect and to rear aspect.

COUNCIL TAX BAND - B



LEASE INFORMATION:



As of September 2026, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: ABRI

Balance of Lease: 83 Years

Ground Rent Charges: Included in Maintenance/Service Charge

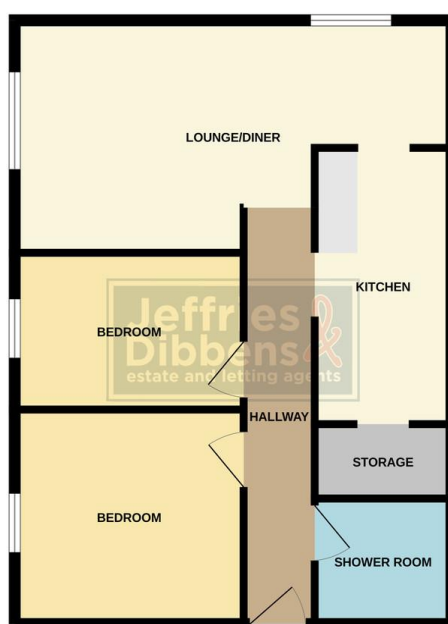
Maintenance/Service Charges: £22.14 Per Week

Maintenance /Service Charges Review Period: Annual

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.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. 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 is given as to their operability or efficiency can be given.
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