

FLAT 5, MALCOLM HOUSE THE RIDINGS, PORTSMOUTH, PO2 0UF



£199,995 Leasehold

Malcolm House, Gatcombe Park. Jeffries & Dibbens are delighted to present for sale this immaculately presented, first floor flat offering two double bedrooms. The property also comprises a 19' reception room, a 10', modern-fitted kitchen and a modern-fitted bathroom. Additional benefits include gas central heating, double glazing an intercom system and over 900 years remaining on the lease. Externally the property offers from a communal, rear garden, a storage shed and a 16' garage accessed via private driveway. Contact our Portsmouth branch today! 023 92 661 662

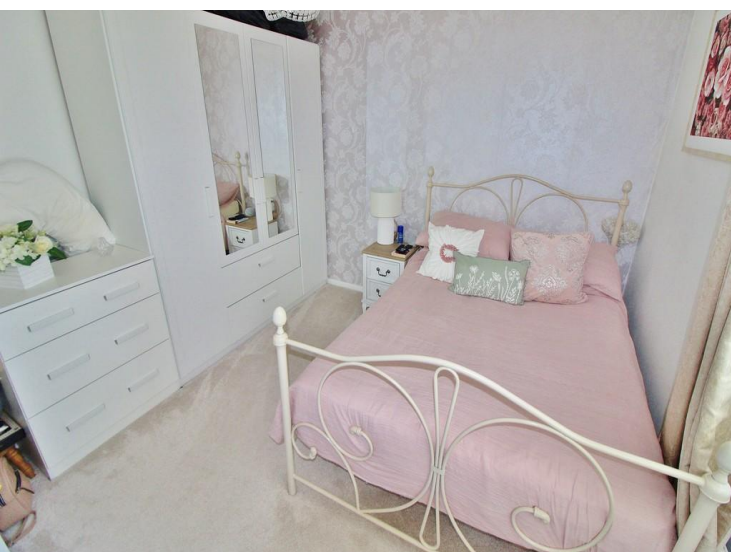


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PVC DOUBLE GLAZED FRONT DOOR

HALLWAY

Radiator, built in storage cupboard, cupboard housing and combination boiler, door to bathroom, bedroom one bedroom two and reception room, laminate wood flooring.

BATHROOM

Obscure PVC double glazed window to side aspect, chrome radiator, three piece bathroom suite comprising panelled bath and shower over, 'back to wall' WC with concealed cistern, vanity unit, black sparkle work top, tiled to principle areas, ceramic tiled flooring.

BEDROOM TWO

10' 8" x 9' 10" (3.25m x 3m)

PVC double glazed window to side aspect, radiator.

BEDROOM ONE

12' 8" maximum x 10' 9" maximum (3.86m x 3.28m)

PVC double glazed window to side aspect, radiator.

RECEPTION ROOM

19' 9" x 10' 7" (6.02m x 3.23m)

Two PVC double glazed windows to side aspect, PVC double glazed window to front aspect, double radiator, pebble effect electric wooden heater, door to kitchen.

KITCHEN

10' 7" x 7' 2" (3.23m x 2.18m)

PVC double glazed window to side aspect, radiator, range of wall and base units, white sparkle work top, white resin sink with mixer tap and drainer unit, fitted stainless steel 'NEFF' electric oven, ceramic gas hob, pace for fridge/freezer, plumbing for washing machine, tiled splash back.

GARAGE

16' 7" x 8' 2" (5.05m x 2.49m)

In block: Metal up & over door, shed located in block.

COUNCIL TAX BAND

B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Malcolm House LTD

Balance of Lease: 947 Years

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

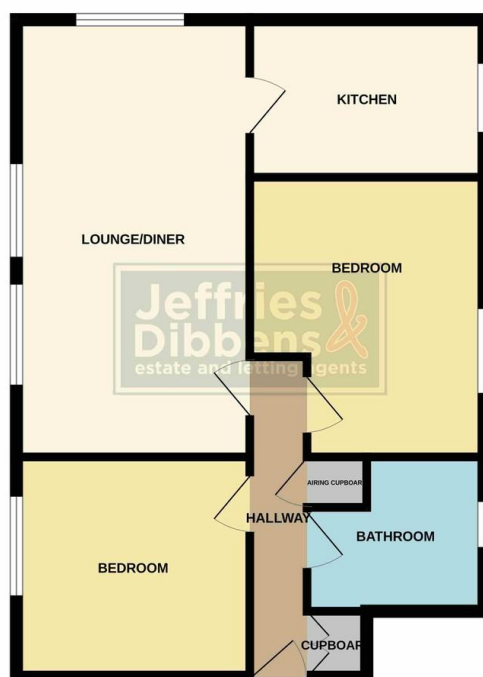
Maintenance/Service Charges: £82.73 per month

Maintenance /Service Charges Review Period: Annually

Building Insurance: Included in Service Charge

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

TOP FLOOR



OFFICE ADDRESS

112/114 London Road, Portsmouth,
Hampshire, PO2 0LZ

OFFICE DETAILS

023 9266 1662
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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