



**JUSTFLATS**

# FLAT 6 105 QUEENS ROAD, PORTSMOUTH, PO2 7LU



**£92,995** Leasehold

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to bring to the market this one bedroom, top-floor flat located on Queens Road, North End. The accommodation comprises a 14ft double bedroom, a 24ft kitchenette/living area, and a 9ft fitted bathroom. Additional benefits include electric heating, double glazing and external bike storage. Contact us today for more information! 023 92 661 662

 **jdea.co.uk**

 @JeffriesAndDibbens

 JeffriesDibbens

 @JeffriesAndDibbens



## SECURED WOODEN DOOR

## COMMUNAL HALL

Stairs to first floor, hard wooden front door to entrance hall.

## ENTRANCE HALL

Electric meters, stairs to hallway.

## HALLWAY

Doors to bathroom, bedroom, kitchen and reception room.



## BATHROOM

9' 7" x 5' (2.92m x 1.52m)

PVC double glazed Velux window to side aspect, panelled bath with mains powered shower, pedestal wash basin, close coupled WC, tiled to principal areas.

## KITCHENETTE

24' 2" x 10' 4" (7.37m x 3.15m)

PVC double glazed window to front aspect, PVC double glazed window to side aspect, electric storage heater, roll top work surface, stainless steel sink with mixer tap and drainer unit, range of wall and base units, electric oven with induction hob and overhead extractor fan, plumbing for washing machine, space for fridge/freezer, cupboard housing hot water tank, tiled to principal areas.



## BEDROOM

14' 3" x 7' 5" (4.34m x 2.26m)

PVC double glazed Velux window to side aspect, electric storage heater, storage cupboard.

## OUTSIDE

Bike shed located in communal area.

## AGENTS NOTE

Council Tax Band - A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



# LEASE INFORMATION:



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

**Tenure:** Leasehold

**Landlord/Managing Agent:** RMB 102/Dack Property Management

**Balance of Lease:** 110 years

**Ground Rent Charges:** £359.83 has been paid to cover April 2025 – March 2026

**Ground Rent Review Period:** Annually

**Maintenance/Service Charges:** £128.00 per month

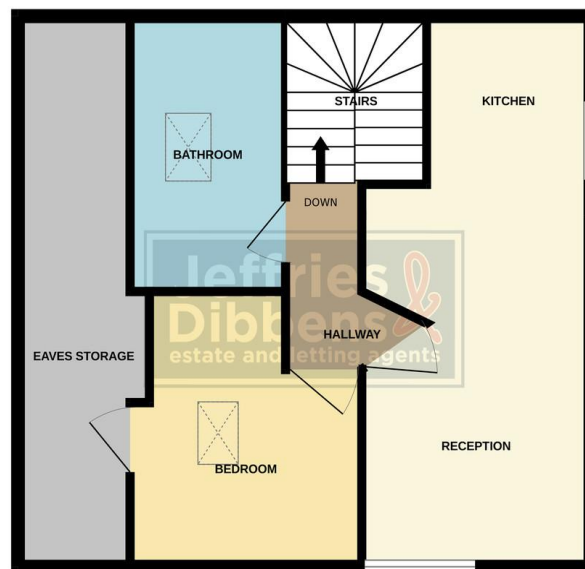
**Maintenance /Service Charges Review Period:** Annually

**Building Insurance:** This is covered in the Maintenance charge

**Are there any Pet Restrictions:** No

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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metreplex ©2025

## OFFICE ADDRESS

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

## OFFICE DETAILS

023 9266 1662  
portsmouth@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