

# 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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**JeffriesDibbens**



**@JeffriesAndDibbens**



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

## 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 August 2026, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:**

**Balance of Lease:**

**Ground Rent Charges:**

**Ground Rent Review Period:**

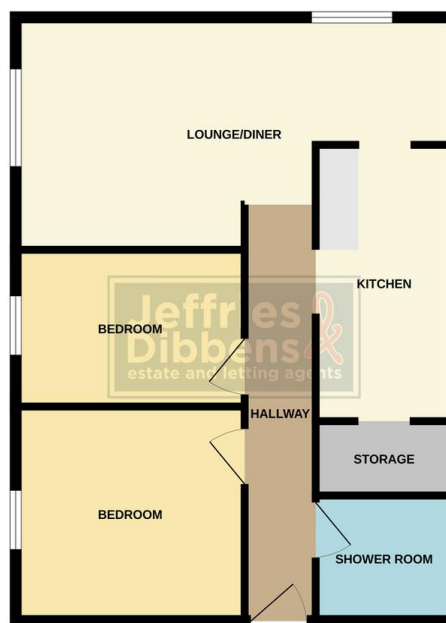
**Maintenance/Service Charges:**

**Maintenance /Service Charges Review Period:**

**Building Insurance:**

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 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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## OFFICE ADDRESS

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

## OFFICE DETAILS

023 9266 1662  
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**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