Jeffries & Dibbens
estate and letting agents

JUSTFLATS

95A GLADYS AVENUE, PORTSMOUTH, PO2 9BB



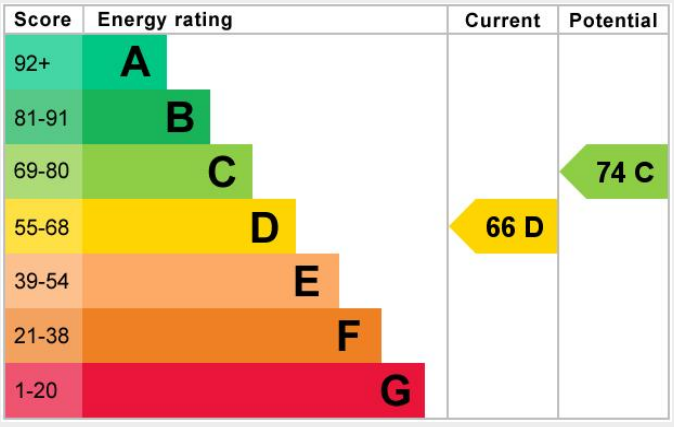
OIEO £195,000 Leasehold

OFF ROAD PARKING! Jeffries & Dibbens are delighted to be chosen to market this well-presented, two-bedroom first-floor flat located in Gladys Avenue, Portsmouth. The accommodation comprises two double bedrooms, a 15ft lounge/diner, a fitted kitchen and a family bathroom. Additional benefits include gas central heating and an allocated parking bay for one vehicle. To appreciate all that this property has to offer, please contact Jeffries & Dibbens today to arrange your internal viewing! 02392 661 662









OBSCURE GLAZED HARD WOOD FRONT DOOR

HALLWAY
Radiator, door to all rooms, storage cupboard housing gas meter and wall mounted combination boiler.

RECEPTION ROOM
15' 04" into bay x 10' 05" (4.67m x 3.18m)
PVC double glazed bay window to front aspect, radiator.

KITCHEN
9' 07" x 7' 05" (2.92m x 2.26m)
PVC double glazed window to rear aspect, range of wall and base units, square edge wood block work surface, tiled to principle areas, plumbing for washing machine, space for fridge/freezer, integral electric hob and oven, stainless steel sink and drainer unit with mixer tap, tile effect vinyl flooring.

BATHROOM
8' 08" x 6' 01" (2.64m x 1.85m)
Two obscure glazed windows to side aspect, vanity unit with built in ceramic basin and stainless steel mixer tap, close coupled WC, panelled bath and overhead rainfall shower, tiled to principle areas, stainless steel heated towel radiator, extractor fan, loft hatch.

BEDROOM ONE
14' 05" x 11' 02" into recess (4.39m x 3.4m)
PVC double glazed window to rear aspect, radiator, picture rail.

BEDROOM TWO
12' 10" x 10' 10" (3.91m x 3.3m)
PVC double glazed window to front aspect, fitted cupboard, radiator, picture rail.

OUTSIDE
Allocated off road parking for one vehicle.


beko



LEASE INFORMATION:

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

Tenure: Leasehold

Landlord/Managing Agent: GD3 property LTD

Balance of Lease: Approx 994 years

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

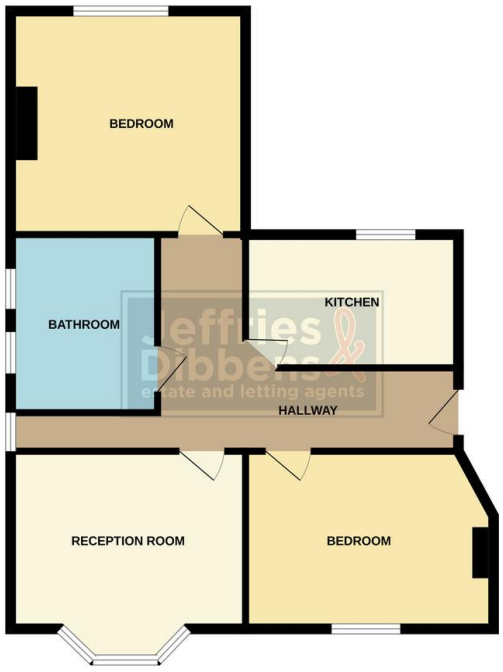
Maintenance/Service Charges: £1226.25 per annum

Maintenance /Service Charges Review Period: Annually

Building Insurance: Building insurance is arranged by freeholder/GD3 property

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

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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