



**FOR SALE**

**£135,000**

2 Holmbush Court Queens Crescent,  
Southsea, PO5 3HY.

Tenure: Leasehold

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## PROPERTY DESCRIPTION

This one bedroom, ground floor retirement property is found within the highly requested Holmbush Court, moments away from Palmerston Road and all central Southsea has to offer. Offered with no forward chain, this well-presented apartment comprises of; a lounge with direct access onto the communal gardens, a fitted kitchen, storage cupboard, double bedroom with built in wardrobes plus a modern fitted shower room. Additionally, the property is double glazed and has electric radiators, there is the use of a resident's lounge, guests suite, laundry room, on site management, a 24-hour emergency call system operated by Careline alongside communal gardens and ample residents parking. For further information or to arrange an internal viewing, please contact the Lawson Rose sales team on 02392 367779.

### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Residents Parking
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Date of Original Lease: 29<sup>th</sup> August 1997
- Term: 125 Years from 1<sup>st</sup> June 1997
- Management Company: First Port Retirement Property Services
- Service Charge: TBC
- Ground Rent: TBC
- Lease Restriction: A copy of the lease is available upon request.









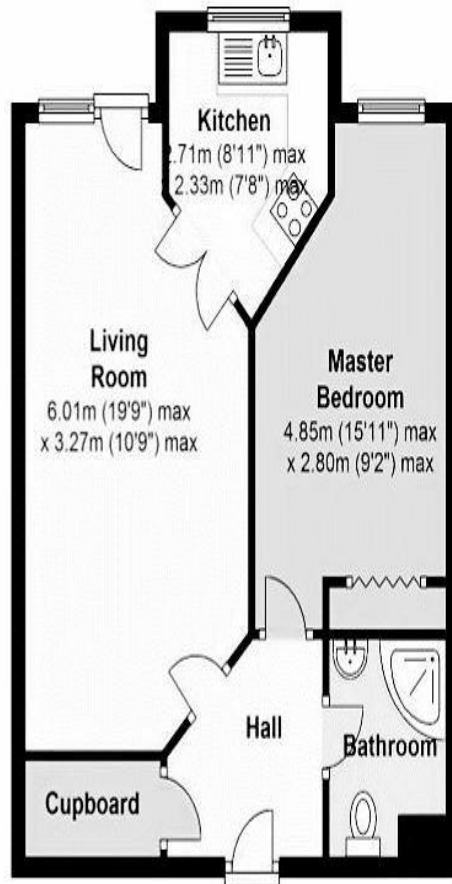
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## Flat

Approx. 45.4 sq. metres (488.8 sq. feet)



Total area: approx. 45.4 sq. metres (488.8 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership

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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.