



**Nesbits**

Established 1921

**Flat 69 Holmbush Court, Queens Crescent, Southsea, PO5 3HZ**

**Price £169,500**



## Flat 69 Holmbush Court, Queens Crescent, Southsea, PO5 3HZ

Enjoying a PRIME TOWN CENTRE LOCATION, and within a highly regarded RETIREMENT development, this spacious TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT benefits from excellent shared amenities and is very keenly priced to reflect the need for an element of refurbishment. Constructed around 1997 by the well-known specialist company McCarthy Stone, 'Holmbush Court' is a four-storey complex of 97 apartments tailored specifically to the needs of retired persons - the minimum age for occupying being 60 years. The building occupies a prominent position at the junction of Queens Crescent with Grove Road South, a level walk of some 200 yards only from Palmerston Road Shopping Precinct and within comfortable reach of the wide-ranging public amenities provided by Central Southsea, The Seafront and historic Old Portsmouth. Facilities both communal and individual, are extensive and include: delightful garden with seating, car parking, residents' lounge, laundry room, guest suite, lift service, double-glazing, electric heating, and secure entry.



Flat 69 itself, positioned close to the lift and on the building's Grove Road South (east) elevation, retains its original fittings in the main, thus now rewarding up-dating. It presents an ideal blank canvas for an incoming owner to implement their own tastes and ideas, being offered at a highly competitive asking price and with the further asset of NO ONWARD CHAIN. Full particulars are given as follows and early enquiry is invited:

Canopied approach to automatic, part-glazed main front door, with SECURITY ENTRY SYSTEM, through to:

### **COMMON LOBBY**

Access to Residents' Lounge and House Manager's Office, also to lift and stairs to upper floors.

### **FLAT 69**

#### **'L'-SHAPED ENTRANCE HALL**

Coved, textured plaster ceiling. Built-in airing/linen cupboard housing hot water tank and slatted shelves. Night storage radiator. Emergency pull-cord.

#### **BATHROOM & W.C.**

6'10 x 5'6 (2.08m x 1.68m)

Coloured suite comprising: semi-inset handbasin with cupboard under, low

flush w.c., and panelled bath with independent shower mixer. Heated towel rail. Extractor. Coved, textured plaster ceiling.

#### **CLOAKROOM & W.C.**

Coloured suite comprising: pedestal handbasin and low flush w.c. Extractor. Emergency pull-cord. Coved, textured plaster ceiling.

#### **BEDROOM ONE**

15'8 x 9'3 (4.78m x 2.82m)

Coved, textured plaster ceiling. UPVC double-glazed window to east elevation. Double built-in wardrobe with mirrored doors. Night storage radiator. Emergency pull-cord.

#### **BEDROOM TWO**

15'8 x 9'3 (4.78m x 2.82m)

Coved, textured plaster ceiling. UPVC double-glazed window to east elevation. Electric radiator. Emergency pull-cord.

#### **LIVING ROOM**

22'10 x 10'8 (6.96m x 3.25m)

Coved, textured plaster ceiling. Night storage radiator. UPVC double-glazed window to east elevation. Emergency pull-cord. Pair of glazed doors to:

#### **KITCHEN**

7'7 x 7'2 (2.31m x 2.18m)

Coved, textured plaster ceiling. UPVC double-glazed window to east elevation. Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink, electric cooker, and 4-ring electric hob with extractor canopy. Emergency pull-cord.

### **OUTSIDE**

#### **LARGE CAR PARK**

Providing off-street parking for residents and visitors on a non-allocated basis.

#### **COMMUNAL GARDEN**

A delightful, generous and sunny landscaped area with lawn, well-stocked planted beds, and seating.

#### **GENERAL INFORMATION**

Tenure: 125 years Leasehold from 1.6.1997 (98 years remaining).

Service Charge: £3,078.96 p.a. (to 31st August 2024).

Ground Rent: £649.33 (next uplift 2041).

Council Tax: Band 'C' - £1,844.85 p.a. (2024-25).

#### **EPC 'C'**

#### **VIEWING**

By appointment with SOLE AGENTS,  
D. M. NESBIT & CO.  
(17907/051352)





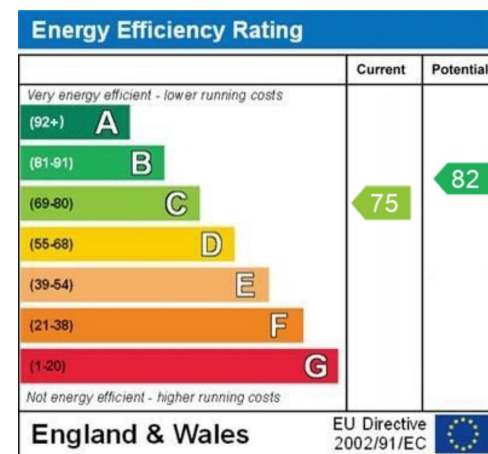






Total floor area 64.1 sq.m. (690 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
Powered by [www.focalagent.com](http://www.focalagent.com)



WWW.EPC4U.COM

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

**D.M.Nesbit & Company** 7 Clarendon Road, Southsea, Portsmouth Hampshire PO5 2ED T: 023 9286 4321 [www.nesbits.co.uk](http://www.nesbits.co.uk)

These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

