

## **91 Holmbush Court**

**Queens Crescent, Southsea, Hampshire, PO5 3HZ**



**PRICE: £169,999**

**Lease: 125 years from 1997**

### **Property Description:**

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE THIRD FLOOR BENEFITING FROM A BATHROOM AND A SEPARATE CLOAKROOM. Holmbush Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 97 properties arranged over 4 floors each served by lift. Holmbush Court is conveniently located for pedestrian shopping and the sea front. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

Residents' lounge  
Communal Gardens  
Car Parking  
24 hour emergency Appello call system  
Lift to all floors

Guest Suite  
Development Manager  
Lease: 125 years from 1997  
PRICE TO INCLUDE CARPETS, CURTAINS  
AND LIGHT FITTINGS

**For more details or to make an appointment to view, please contact  
Miss Kalise Bucknell**

## ACCOMMODATION

Front door to:

### ENTRANCE HALL

Emergency intercom and door entry system. Storage heater. Ceiling light fitting. Power point. Storage cupboard housing electric meters. Walk in airing cupboard with inset shelving and housing the hot water tank.

### LIVING ROOM

Fire surround with electric fire. Storage heater. Power points. TV aerial point. Emergency pull cord. Ceiling light fitting. Telephone point. Door leads to:

### KITCHEN with window

Tiled and fitted with wall and floor units. Stainless steel sink unit. Work tops. Built in electric oven and hob with extractor hood/fan over. free standing fridge/freezer. Power points. Ceiling light. Wall mounted electric heater.

### BEDROOM ONE

Built in wardrobe with hanging rail and shelf above. Electric storage heater, power points, telephone point, emergency pull cord, ceiling light fitting.

### BEDROOM TWO

Built in wardrobe with hanging rail and shelf above. Electric storage heater. Power points. Emergency pull cord. Ceiling light fitting.

### BATHROOM

Tiled and fitted with suite comprising bath with shower over. Emergency push button. Vanity unit with wall mirror and light over. WC with low level flush. Extractor fan. Wall mounted electric heater. Ceiling light fitting. Electric heated towel rail.

## RETIREMENT HOMESearch

### Annual Service Charge:

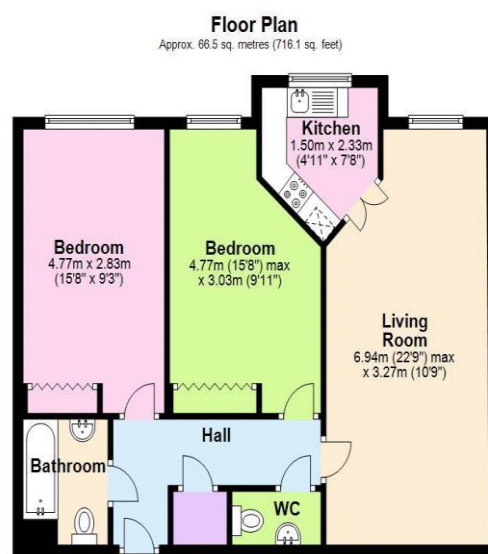
**£3,175.12**

### Annual Ground Rent:

**£649.33**

### For Financial Year Ending:

**31/08/2025**



Total area: approx. 66.5 sq. metres (716.1 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 Limited. All rights reserved.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Retirement Homesearch Limited, Registered Office:

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.