



**Flat 36, Holmbush Court Queens Crescent
Southsea, PO5 3HY**

Asking Price £125,000

co**groves**

Sales, Rentals and Block Management

Flat 36, Holmbush Court Queens Crescent, Southsea, PO5 3HY

We are pleased to offer for sale this well presented 1 bedroom first floor retirement apartment with lift, plenty of residents on site parking and well maintained communal gardens. Located in the heart of Central Southsea just a short walk to Palmerston Road Shopping Precinct, Waitrose, bars, restaurants, cafes, coffee shops, bus routes, library and Southsea Seafront. The accommodation comprises an entrance hall with good sized storage cupboard, double bedroom with fitted wardrobe, good size lounge, fitted kitchen with range of John Lewis appliances, shower room. The property is fitted with double glazing, electric night storage heating and is being offered with no forward chain. Other benefits include on site house manager, communal lounge/kitchen, communal laundry room and guest flat available for friends/family.

Communal Entrance

Security entry system giving access to communal lobby. This area gives access to a communal lounge/kitchen, laundry room and the house managers office. Stairs and lift to first floor.

Flat front door:

Entrance Hall

Laminate flooring, coved and textured ceiling, emergency pull cord, large walk in storage cupboard housing hot water tank, electric meter and consumer unit.

Lounge

19'7 x 10'6 (5.97m x 3.20m)

Double glazed window to side, electric night storage heater, laminate flooring, emergency pull cord, double doors to:

Kitchen

7'1 x 7'5 (2.16m x 2.26m)

Double glazed window to side, one and a half bowl stainless steel sink unit with range of wall and base cupboards. Oven, hob, extractor, fridge and freezer. Part tiled walls, coved and textured ceiling, electric heater.

Bedroom

15'9 x 9'2 (4.80m x 2.79m)

Double glazed window to side, mirror front wardrobe, electric night storage heater, laminate flooring, emergency pull cord.

Shower Room

6'8 x 5'5 (2.03m x 1.65m)

Double shower cubicle, wash hand basin

with cupboards below, WC, part tiled walls, heated towel rail, electric heater. coved ceiling, vinyl flooring.

Communal Gardens

Very well maintained communal gardens.

Residents Parking

Plenty of on site residents parking bays.

Additional Information

Tenure - Leasehold

Length of lease - 125 years from 1st June 1997 (98 years remaining approximately)

Service Charges - £2052.64 pa (Includes buildings insurance)

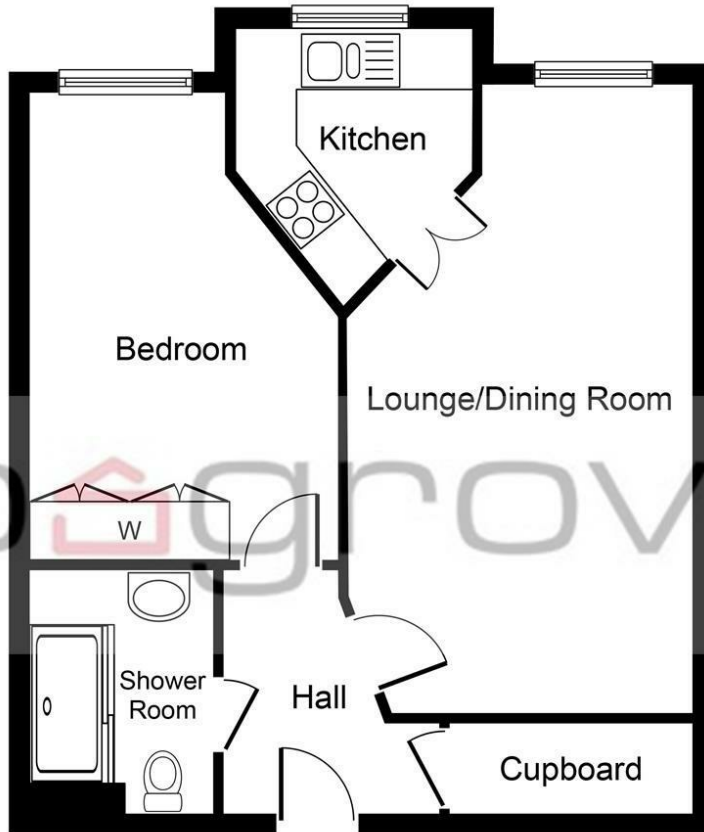
Ground rent - £510.18 pa

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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