



## £85,000 Leasehold

75% SHARED OWNERSHIP GROUND FLOOR RETIREMENT FLAT WITH NO FORWARD CHAIN! Located in a quiet pocket of Southsea is this stunning retirement apartment. Situated along Warren Avenue, Brent Court is a purpose built retirement block which is perfect for people looking for comfortable living over the age of 55. This ground floor apartment benefits from double glazing, electric heating, a lounge/dining room, lovely fitted kitchen and a wet room. The complex offers an abundance of communal facilities including pret ty communal gardens, resident's off road parking, laundry room, hairdressers, residents lounge and a guest suite upon request and subject to availability. The property is offered with a 75% share of the property. For further details or to arrange an internal viewing, please contact the Southsea office along Marmion Road.



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### COMMUNAL ENTRANCE

Security intercom entry system, electric sliding doors leading into:-

### COMMUNAL FOYER/HALLWAY

Stairs and lift to all floors, house manager reception.

### HALLWAY

12' 3" x 5' 10" (3.74m x 1.80m)  
Security video intercom system, storage cupboard, consumer unit, radiator, thermostat, laid to carpet.

### LOUNGE/DINER

16' 10" at widest point x 12' 11" at widest point (5.14m x 3.95m)  
Double glazed window and door to communal garden, two radiators, cupboard housing 'Vaillant' boiler, two radiators, laid to carpet.

### KITCHEN

7' 1" x 8' 0" (2.16m x 2.45m)  
Modern fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, stainless steel one and a half sink and drainer unit with mixer tap, electric hob with extractor fan over, built-in oven, space for fridge/freezer, space and plumbing for washing machine, tiled to principal areas, vinyl flooring.

### BEDROOM

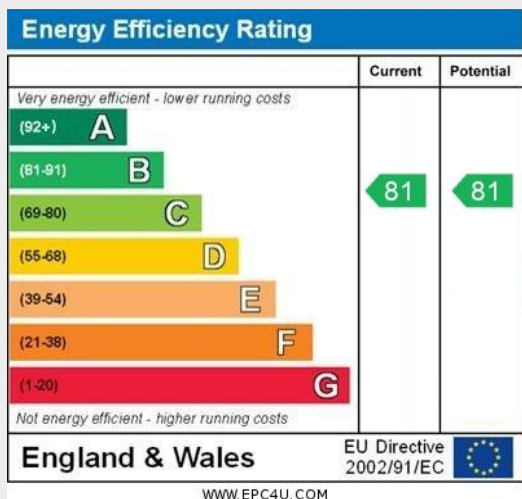
16' 6" x 8' 8" at widest point (5.03m x 2.66m)  
Double glazed window overlooking communal garden, radiator, laid to carpet.

### SHOWER ROOM

5' 8" x 7' 2" (1.73m x 2.19m)  
Walk-in shower cubicle with thermostatic shower, closed coupled WC, wall mounted wash basin with mixer tap, tiled to principal areas, vinyl flooring.

### COMMUNAL FACILITIES

24 hour care based in the building, wellbeing suite, homeowners' lounge, assisted bathroom, electric buggy store, guest suite, laundry room and secure landscaped gardens.







# LEASE INFORMATION:



As of August 2024, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Housing 21

**Balance of Lease:** 109 years remaining.

**Ground Rent Charges:** £292.90 per annum.

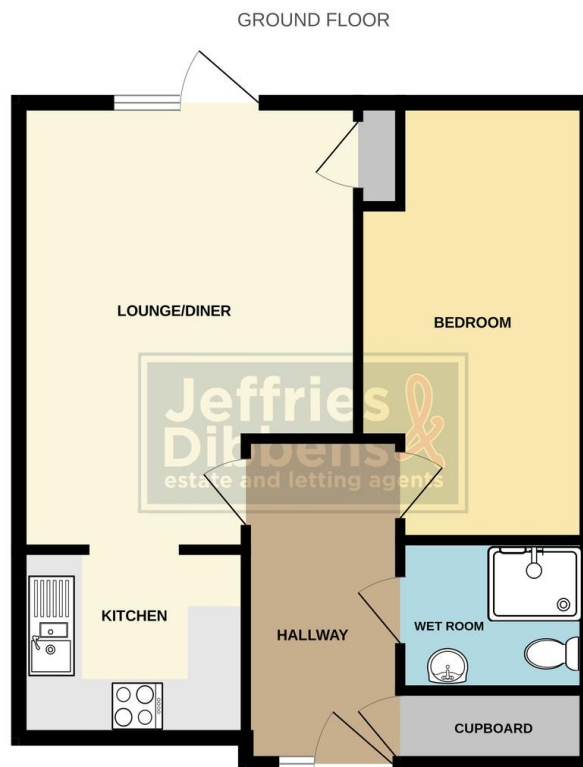
**Ground Rent Review Period:** Annually.

**Maintenance/Service Charges:** £3,634.08 per annum. No rent payable at 75% ownership.

**Maintenance /Service Charges Review Period:** Annually.

**Building Insurance:** Included in service charge.

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



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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## OFFICE ADDRESS

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## OFFICE DETAILS

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