

FLAT 94 HOLMBUSH COURT
QUEENS CRESCENT,
SOUTHSEA, PO5 3HZ



£245,000 Leasehold

RARELY AVAILABLE TWO BEDROOM RETIREMENT APARTMENT! A rare opportunity to acquire a TWO bedroom, third floor apartment within the turret of this highly sought after McCarthy & Stone retirement development found along Queens Crescent, Southsea. Accommodation of this property comprises a 21ft (approx.) lounge with views out towards St Jude's Church, modern fitted kitchen, two double bedrooms (both with built-in mirrored wardrobes) and newly fitted bathroom suite. Benefits include full double glazing and emergency care assistance via a pull cord system, which connects directly to Care Line. There are also a range of communal facilities which include; residents' parking, residents' lounge, laundry room and communal gardens. Contact our Southsea branch today to arrange to take a look!

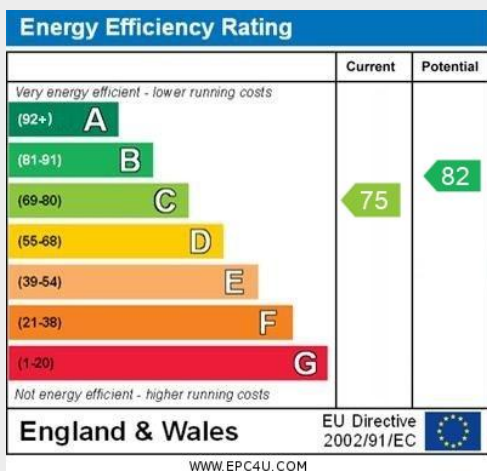


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COMMUNAL ENTRANCE

Security entry phone system, door into:-

COMMUNAL FOYER

Lift and stairs to all floors, access to communal facilities.

FRONT DOOR

Leading into:-

HALLWAY

Emergency pull cord, storage cupboard housing domestic hot water cylinder, space for fridge/freezer, storage cupboard housing consumer unit, electric radiator, carpeted, doors to all rooms.

LOUNGE/DINER

20' 11" at widest point x 15' 3" at widest point (6.38m x 4.67m)

Dual aspect double glazed windows, two electric radiators, emergency pull cord, carpeted, double glazed doors leading to:-

KITCHEN

5' 10" x 7' 7" (1.79m x 2.33m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, 'Zanussi' electric oven, electric hob with extractor hood over, laminate flooring, double glazed window to side elevation.

BEDROOM ONE

15' 8" x 9' 3" (4.78m x 2.83m)

Double glazed window to front elevation, built-in wardrobes, electric radiator, carpeted, emergency pull cord.

BEDROOM TWO

13' 5" x 8' 4" (4.11m x 2.56m)

Double glazed window to side elevation, built-in wardrobe, electric radiator, emergency pull cord, carpeted.

BATHROOM

5' 8" x 7' 2" (1.74m x 2.20m)

Walk-in shower cubicle with thermostatic shower, close coupled WC, vanity unit housing wash basin with mixer tap and fitted mirror above, heated towel rail, panelled to principal areas and vinyl flooring.

OUTSIDE

Pretty landscape residents' garden, residents' off road parking.

RESIDENTS' FACILITIES

Communal gardens, laundry room, residents lounge, guest suite, house manager, 24 hour emergency care line response system.

AGENTS NOTE:

COUNCIL TAX

Band C.



LEASE INFORMATION:



As of October 2025, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold.

Landlord/Managing Agent: First Port.

Balance of Lease: 97 years remaining.

Ground Rent Charges: £648 per annum.

Ground Rent Review Period: Every 15 – 25 years.

Maintenance/Service Charges: £3690.00 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included in Maintenance/Service Charges.

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

THIRD FLOOR



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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