

bushnell porter



Holmbush Court, Queens Crescent
Southsea PO5 3HY



- Communal entrance hall
- Security entrance phone
- Lift and stairs to all floors
- Communal facilities including garden, residents lounge and laundry room
- Owners entrance hall
- Lounge/dining room
- Two bedroom
- Front aspect kitchen
- Bathroom
- Electric heating and double glazing
- No forward chain

Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA

t: 023 9283 2828 e: southsea@bushnellporter.com w: www.bushnellporter.com

Directors: Marcus Redmayne-Porter, Tim Kingsbury

Registered in England and Wales No. 3184424 Registered Office: 10-14 Andover Road, Winchester, Hampshire, SO23 7BS

Other Offices in Hampshire



A two bedroom ground floor retirement flat with access straight out onto the communal gardens. The property has the benefit of communal lounge, laundry room, guest room and gardens. No forward chain.

ACCOMMODATION

COMMUNAL ENTRANCE HALL lift and stairs to all floors, access to all communal facilities, security entrance phone.

OWNERS ENTRANCE HALL wood grain effect doors, glazed door to lounge, emergency call facility, wall mounted electric heater, airing cupboard with lagged cylinder, storage shelves, electric meter and fuses.

LOUNGE/DINING ROOM Lounge (measurements approximate due to irregular shape of room) 17ft 9 (5.42m) max' x 10ft 7 (3.24m) reducing to 6ft 8 (2.03m) southerly rear aspect room via double glazed window overlooking communal gardens adjacent double glazed door giving direct access to the gardens, wall mounted night storage heater, television point, telephone point, wall light points, focal fire surround with stone effect mantle and back and hearth, emergency call facility, French doors opening onto kitchen.

KITCHEN 7ft 7 (2.31m) x 7ft 1 (2.15m) (measurements approximate due to irregular shape of room) southerly rear aspect room via double glazed window overlooking communal gardens, kitchen comprising single bowl single drainer stainless steel inset sink unit with chrome tap over, marble effect work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards and shelving, built-in electric oven with adjacent four ring electric hob and cooker hood over, space for fridge, space for freezer, emergency call facility, wall mounted electric heater.

BEDROOM 1 17ft 7 (5.37m) plus entrance recess x 9ft (2.76m) reducing to 5ft 1 (1.57m) (measurements approximate due to irregular shape of room) double glazed southerly aspect window overlooking communal gardens, wall mounted night storage heater, television point, fitted wardrobes with mirror fronted bi-fold doors concealing hanging rail and storage shelf space, two wall light points, emergency call facility.

BEDROOM 2 13ft (3.96m) x 10ft 5 (3.19m) double glazed side aspect window, wall mounted electric panel heater, two wall light points, emergency call facility.

BATHROOM 6ft 10 (2.09m) x 5ft 6 (1.69m) three piece suite comprising panel enclosed bath with tiled surround shower over chrome taps, emergency call facility, close coupled wc., ceramic wash hand basin with chrome taps with storage cupboard below, extractor fan, wall mounted electric heater.

OUTSIDE there is a communal first come first serve parking area together with communal gardens.

AGENTS NOTES: The property is currently going through probate, therefore exchange and completion cannot take place until probate has been granted.

COUNCIL TAX – Portsmouth City Council – Band 'C' - £1,844.85 (2024/2025)

LEASEHOLD

Lease length – 125 years from 01/06/1997 (Approx' 97 Years Remaining)

Maintenance charges – £3,175.12 p.a.

Ground rent – £649.32

BROADBAND/MOBILE SUPPLY CHECK – online at 'Ofcom checker' OR via the following link -

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

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The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

