



**61 Holmbush Court, Queens Crescent
Southsea, PO5 3HZ**

Asking Price £125,000

co^ogroves

Sales, Rentals and Block Management

61 Holmbush Court, Queens Crescent, Southsea, PO5 3HZ

1 BEDROOM 2ND FLOOR RETIREMENT APARTMENT FOR OVER 60'S. Located in this extremely convenient area just a very short walk to Palmerston Road Shopping Precinct, Waitrose, bars, restaurants, cafes, coffee shops, library, bus routes, seafront and Southsea Common. The accommodation comprises a double bedroom with fitted wardrobe, lounge/dining room, fitted kitchen, shower room, entrance hall with good size storage cupboard. Other benefits include communal lounge, laundry room, house manager, well maintained communal gardens and onsite parking. Offered with no chain.

Communal Entrance

Security intercom allowing access to communal entrance with stairs and lift to 2nd floor. Flat front door to:

Entrance Hall

Coved and textured ceiling, wall mounted security intercom, good size storage cupboard housing hot water tank, electric meter and electric consumer unit.

Lounge/Dining Room

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

Double glazed window to side, coved and textured ceiling, electric heater, television point. Doors to:

Kitchen

8'5 max x 7'5 (2.57m max x 2.26m)

Double glazed window to side, single drainer stainless steel sink unit with wall and base cupboards and work surfaces over, built in oven, hob and extractor, space for fridge freezer, vinyl flooring, part tiled walls, coved and textured ceiling, electric heater.

Bedroom

15'7 max x 9'2 (4.75m max x 2.79m)

Double glazed window to side, electric heater, coved and textured ceiling, built in wardrobe.

Shower Room

Walk in shower with electric Mira shower, WC, wash hand basin with storage below, part tiled walls, non slip flooring, coved and textured ceiling, extractor, electric heater.

Additional Information

Tenure - Leasehold

Lease - 125 Years from 1st June 1997 -

96 Years remaining approximately

Service Charges - £2321.90pa

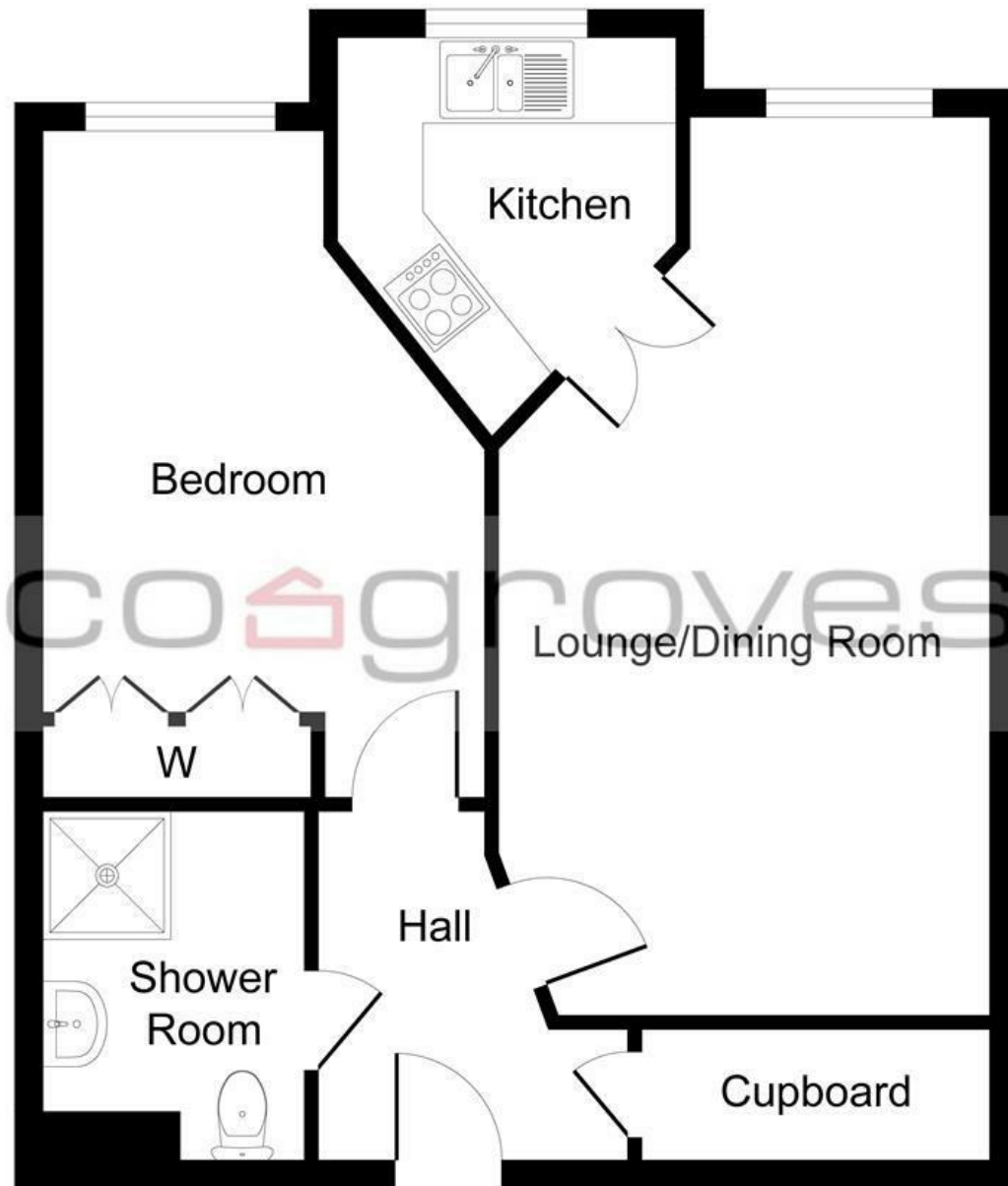
Ground Rent - £510.18pa

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
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

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

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