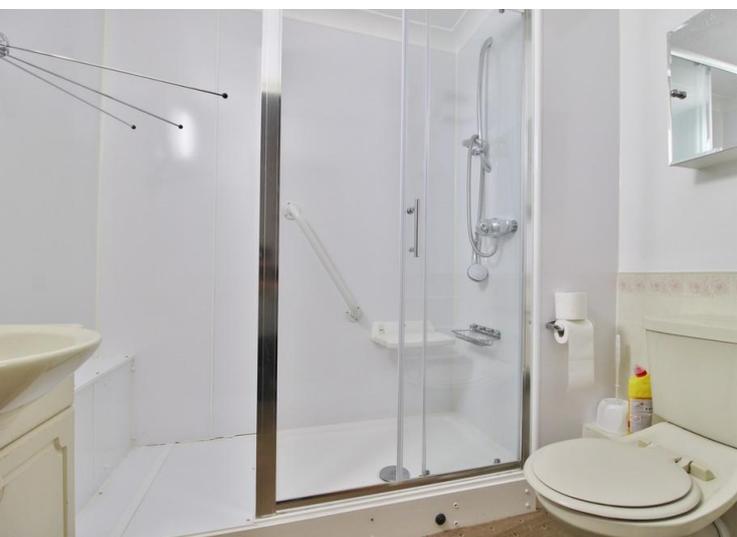


86 HOLMBUSH COURT  
QUEENS CRESCENT, SOUTHSEA,  
PO5 3HZ



**£195,000** Leasehold

TWO BEDROOM RETIREMENT APARTMENT WITH NO FORWARD CHAIN! An excellent opportunity to purchase a two bedroom, third floor apartment situated within the turret of the ever-popular McCarthy & Stone retirement development on Queens Crescent, Southsea. The internal accommodation comprises a spacious 21ft (approx.) lounge, separate fitted kitchen, fitted shower room and two double bedrooms. Additional benefits include full double glazing, no forward chain, and emergency care assistance, via a pull cord system connected to Care Line. Residents also have access to a variety of communal facilities including residents' parking, lounge, laundry room, and well-maintained gardens. Contact our Southsea branch today to arrange your viewing!



### 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

Cupboard housing hot water cylinder, consumer unit and electric meter, emergency pull cord, carpeted, electric radiator.

### BATHROOM

6' 10" x 5' 6" (2.09m x 1.69m)

Shower cubicle with thermostatic shower, wash basin, close couple WC, carpeted.

### BEDROOM ONE

13' 7" x 9' 3" (4.15m x 2.83m)

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

### BEDROOM TWO

14' 2" x 8' 5" (4.32m x 2.58m)

Double glazed window to front elevation, carpeted, electric radiator, built-in dressing table and seating, emergency pull cord.

### LOUNGE

15' 7" into bay x 18' 10" into bay (4.77m x 5.75m)

Double glazed bay window to front elevation, two electric radiators, electric feature fireplace, newly laid carpet, emergency pull cord.

### KITCHEN

5' 8" x 8' 1" (1.73m x 2.47m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, electric oven and hob, space for under counter fridge/freezer, tiled to principal areas and vinyl flooring.

### OUTSIDE

Pretty, landscaped residents' garden and residents' off road parking (on a first come, first serve basis).

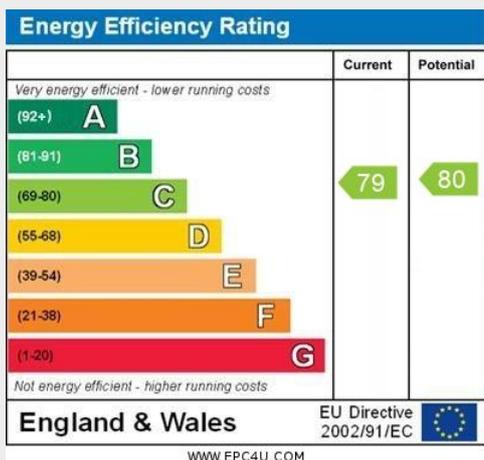
### RESIDENTS FACILITIES

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

### AGENTS NOTE:

### COUNCIL TAX

Band C.





# LEASE INFORMATION:



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

**Tenure:** Leasehold.

**Landlord/Managing Agent:** Fairhold Homes/Estates and Management Ltd.

**Balance of Lease:** 96 years remaining.

**Ground Rent Charges:** £649.33 per annum.

**Ground Rent Review Period:** Reviewed 2046.

**Maintenance/Service Charges:** £3175.12

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

**Building Insurance:** Included in Service/Management Charges.

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

THIRD FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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

1 Marmion Road, Southsea, Hampshire,  
PO5 2DT

## OFFICE DETAILS

023 9236 1111  
southsea@jeffries.co.uk  
www.jdea.co.uk

**AGENTS' NOTE:** All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH