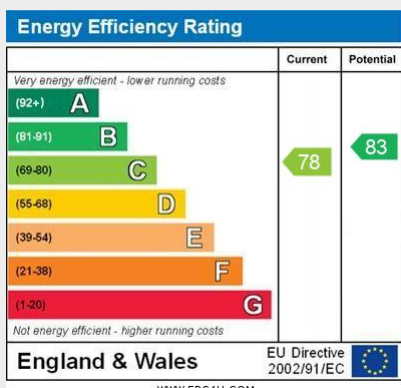


52 HOLMBUSH COURT
QUEENS CRESCENT,
SOUTHSEA,
PO5 3HZ



£115,000 Leasehold

RETIREMENT APARTMENT IN CENTRAL SOUTHSEA LOCATION! A McCarthy & Stone built retirement complex found in Queens Crescent, Southsea, within walking distance of Palmerston Road and Waitrose. This second floor apartment, which is located on the east side of the building, is offered to the market with no forward chain. The internal accommodation comprises entrance hall, modern fitted shower room, double bedroom with built-in wardrobes, fitted kitchen and lounge/diner. Additional benefits include residents' parking (first come, first serve basis), lovely communal gardens, guest suite and laundry room. This property is not to be missed so please call the Southsea office to arrange your internal viewing.



COMMUNAL ENTRANCE

Security entry phone system, door into:-

COMMUNAL FOYER

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

HALLWAY

Doors to all rooms, carpet throughout, storage cupboard housing consumer unit and hot water cylinder.

SHOWER ROOM

6' 9" x 5' 8" (2.08m x 1.75m)

Shower cubicle comprising thermostatic shower unit, concealed WC, wall mounted hand basin, tiled to principal areas.

BEDROOM

13' 6" x 9' 1" (4.14m x 2.79m)

Double glazed window to rear elevation, storage heater, built-in wardrobe, carpet throughout.

LOUNGE

19' 9" x 10' 9" (6.02m x 3.28m)

Double glazed window to rear elevation, carpet throughout, storage heater, doors to:-

KITCHEN

7' 7" x 6' 11" (2.32m x 2.13m)

Fitted kitchen comprising range of wall and base level units incorporating roll top work surfaces, electric oven and hob, stainless steel sink and drainer unit, double glazed window to rear elevation.

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 A.



LEASE INFORMATION:



As of October 2026, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: First Port Property Services

Balance of Lease: 96 years remaining.

Ground Rent Charges: £510 per annum.

Ground Rent Review Period: Every 25 years.

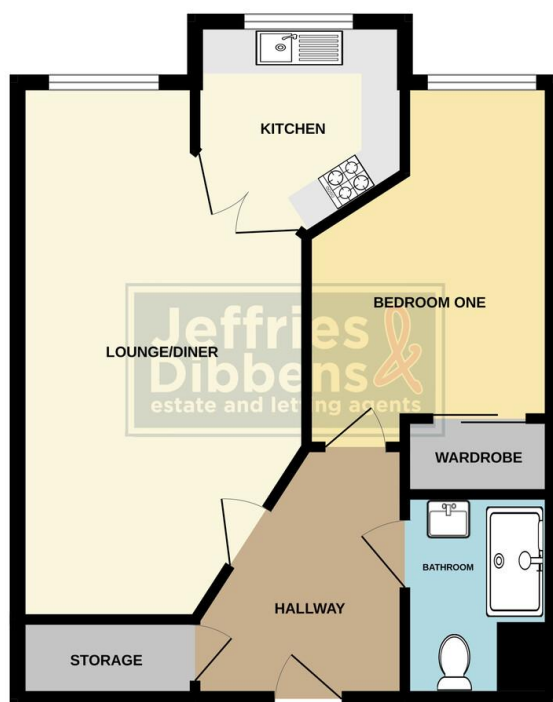
Maintenance/Service Charges: £2,300 per annum.

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.

SECOND 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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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