

bushnell porter



Holmbush Court, Queens Crescent

Southsea PO5 3HZ



- Communal entrance hall
- Security entrance phone
- Lift and stairs to all floors
- Communal facilities including garden, residents lounge and laundry room
- Owners entrance hall
- L-shaped lounge/dining room
- Good sized master bedroom
- Cream kitchen
- Shower room
- Electric heating and double glazing
- No forward chain

Independent Estate Agents

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Other Offices in Hampshire



A one bedroom third floor retirement flat with good size L-shaped lounge/dining room and good sized master bedroom. The property has the benefit of communal lounge, laundry room, guest room and gardens. No forward chain.

ACOMMODATION

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

OWNERS ENTRANCE HALL wood grain effect doors to all rooms, emergency call facility, access to loft space, airing cupboard with lagged cylinder, storage shelves, electric meter and fuses.

LOUNGE/DINING ROOM Lounge (measurements approximate due to irregular shape of room) 16ft 8 (5.08m) x 9ft 3 (2.82m) plus 14ft (4.26m) x 10ft 8 (3.25m) plus triangular window recess with double glazed window overlooking rear gardens and communal parking area, two wall mounted night storage heaters, television point, telephone point, focal fire surround with stone effect mantle and back, marble effect back and hearth, Careline call facility, glazed French doors opening onto kitchen.

KITCHEN 9ft (2.73m) x 5ft 8 (1.73m) double glazed window overlooking communal gardens, kitchen comprising cream panel effect units with brushed steel effect furniture, single bowl single drainer stainless steel inset sink unit with chrome monobloc swan neck mixer tap over, marble effect work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, brushed steel electric oven with adjacent four ring electric hob and cooker hood over, space for fridge, space for freezer, vinyl flooring, wall mounted electric heater.

BEDROOM 15ft 7 (4.75m) x 12ft 8 (3.86m) plus recess, double glazed window overlooking communal gardens and Spinnaker Tower in the distance, wall mounted night storage heater, television point, fitted wardrobes with mirror fronted bi-fold doors concealing hanging rail and storage shelf space, further matching bedroom furniture with storage drawers, bedside tables and dressing table, emergency call facility.

SHOWER ROOM 6ft 9 (2.07m) x 5ft 6 (1.69m) three piece suite comprising shower cubicle with two glazed door/screens, two tiled walls with decorative inset tiles, chrome shower mixer, close coupled wc., ceramic wash hand basin with chrome taps, cream storage cupboard below with enamel furniture, extractor fan, wall mounted electric heater.

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

COUNCIL TAX – Portsmouth City Council – Band ‘A’ - £TBC (2024/2025)

LEASEHOLD

Lease length – 125 years from 01/06/1997

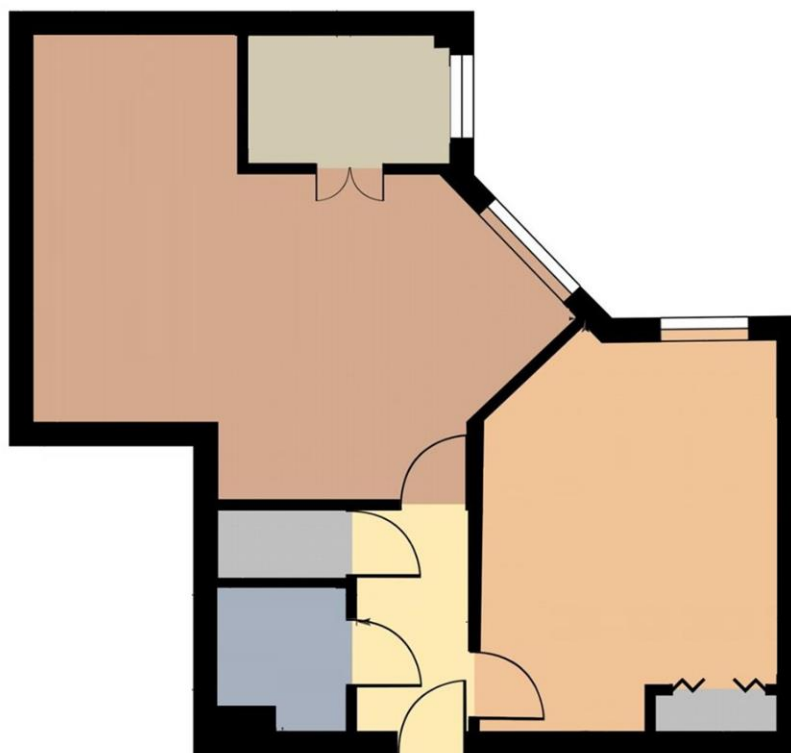
Maintenance charges – Year ending 31st August 2024 £2,052.47 per annum or £39.47 per week

Ground rent – £510.18 per annum

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	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

