

30 Homeheights

Clarence Parade, Southsea, Hampshire, PO5 3NW



PRICE: Offers in the Region Of £80,000 **Lease: 125 years from 1987**

Property Description:

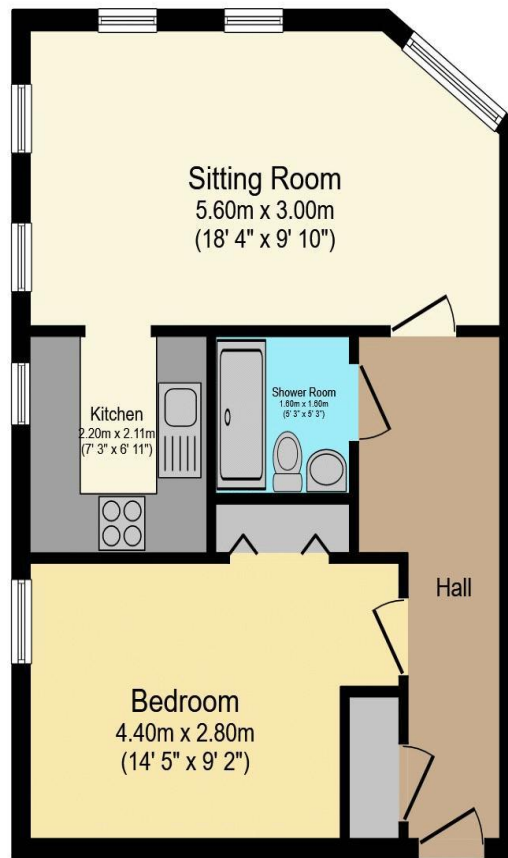
****SEA GLIMPSES OVER THE SOLENT** A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE THIRD FLOOR**

Homeheights was constructed by McCarthy & Stone (Developments) Ltd and comprises 75 properties arranged over 10 floors each served by 2 lifts. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

- Glimpses over the Solent!
- Residents' lounge with Library, Games Room and kitchen
- Communal Laundry
- 24 hour emergency Appello system
- Cable facilities (additional fees apply)
- Guest Apartment and Observation Deck
- Development Manager
- 2 Lifts to all floors
- Lease 125 years from 1987

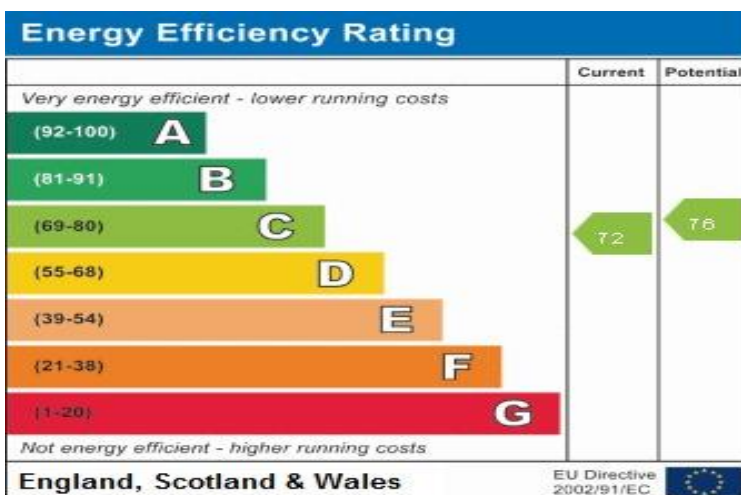


**For more details or to make an appointment to view, please contact
Miss Kalise Bucknell MNAEA**



Total floor area 45.2 m² (486 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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For Financial Year Ending:

31/08/2025

Annual Ground Rent:

£548.60

Ground Rent Period Review:

Next uplift 2031

Annual Service Charge:

£4,152.98

Council Tax Band:

D

Event Fees:

1% Transfer

Nil. Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.