

# TUDOR ROSE COURT

SOUTH PARADE | SOUTHSEA | PO4 0DE



£309,500  
Leasehold

- One Bedroom Retirement Apartment
- Third Floor of this Prestigious Sea Front Development
- South Westerly Facing Balcony with Superb Sea Views
- 22ft Living Room and Bedroom both with Balcony Access
- Fitted Kitchen with Integrated Bosch Appliances
- 17'9" Master Bedroom with Walk-In Wardrobe
- Superb Facilities including Bistro and Wellbeing Suite
- Allocated Parking Bay Close to Rear Entrance Door



## In Brief

We have pleasure in marketing for sale this **BEAUTIFULLY** presented over 70's retirement apartment situated on the third floor of this highly desirable complex located on Southsea seafront.

With **FIVE-STAR** facilities including a subsidised bistro, residents lounge, wellbeing suite, guest suite, laundry and mobility scooter store, you will have everything at your fingertips along with the **SECURITY** of a 24-hour on-site management under the McCarthy & Stones's retirement living plus package. In addition, there is the option of the **FLEXIBLE** care scheme providing various levels of support to suit your needs.

Fabulous sea views can be enjoyed from the good size **BALCONY**, the spacious interior features a 22ft living/dining room, well fitted kitchen with **QUALITY** Bosch appliances, 17ft bedroom with walk-in wardrobe, shower room, additional storage plus gas central heating throughout.

This apartment also comes with its own allocated **PARKING BAY** conveniently located close to the rear entrance of the building. No forward chain.

**£309,500**

## KEY FACTS

**TENURE:** Leasehold

**TERM:** 999 years from 2017

**GROUND RENT:** £435 pa

**SERVICE CHARGE:** £668.13 per month

**EPC RATING:** 'B'

**COUNCIL TAX BAND:** 'C'



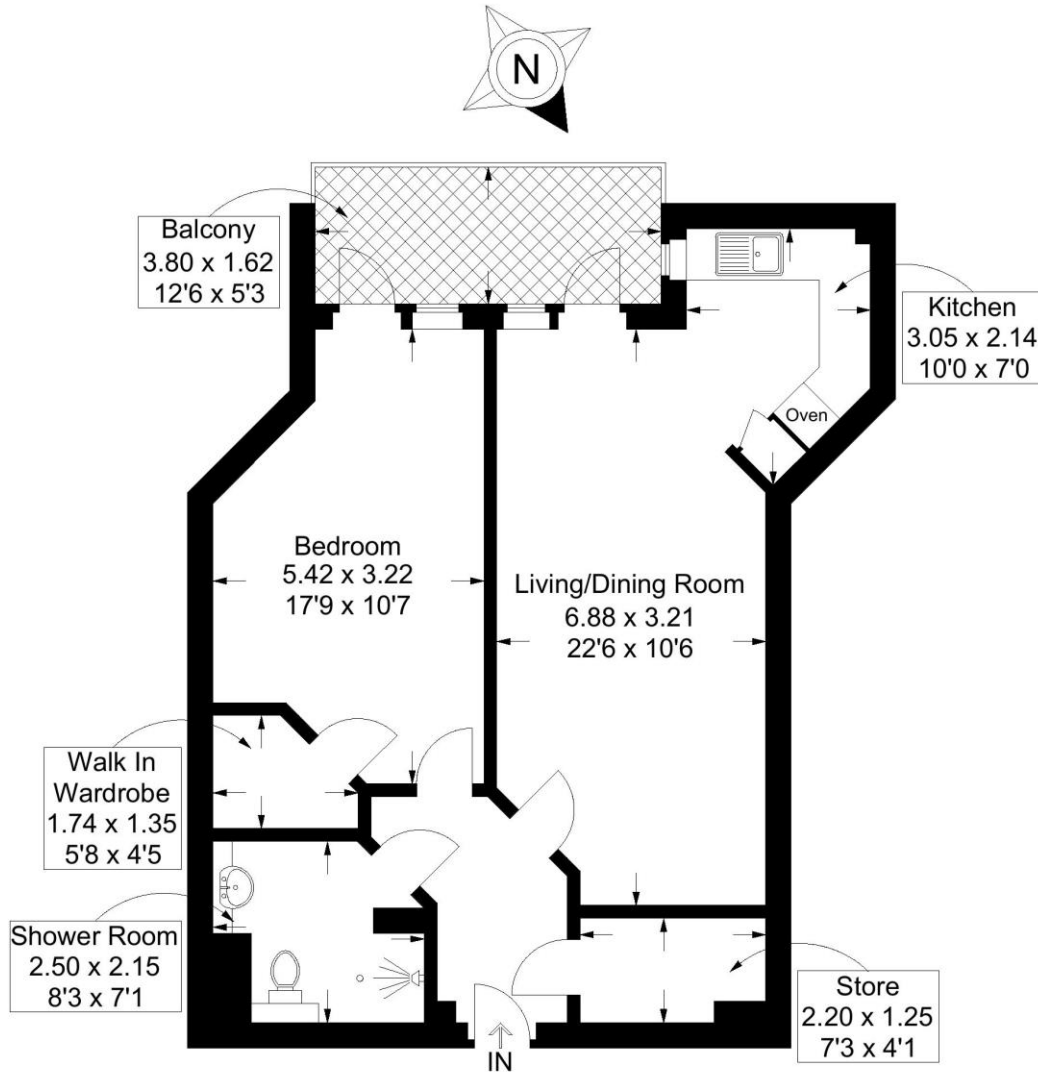
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## Tudor Rose Court, South Parade, Southsea

Approximate Gross Internal Area = 57.2 sq m / 616 sq ft



### Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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