

# TUDOR ROSE COURT

SOUTH PARADE | SOUTHSEA | PO4 0DE



£325,000  
Leasehold

- Spacious One Bedroom Sea Facing Apartment
- Highly Requested Five Star Complex
- Balcony with Fabulous Panoramic Sea Views
- Allocated Parking Space
- Impressive Bedroom with Walk-In Wardrobe
- Shower Room plus Useful Walk-In Store Room
- Superb Facilities including Bistro & Wellbeing Suite
- No Forward Chain : Viewing Advised!



## In Brief

We have pleasure in marketing for sale this very spacious **SEA FACING** one bedroom apartment situated on the third floor of this **LUXURIOUS** retirement complex located on Southsea's Sea Front.

Designed for the over 70's with residents benefiting from McCarthy & Stones's retirement living plus package, this five star development features an **IMPRESSIVE** residents lounge, subsidised bistro, wellbeing suite, guest suite, communal laundry and mobility scooter park.

Occupying the south west side, the apartment offers a fabulous **BALCONY** enjoying fine southerly facing sea views across The Solent towards the Isle of Wight and is accessed from both the living room and bedroom. With lift service from the **SECURE** main reception, the apartment comprises; entrance hall with useful walk-in store room, living/dining room, well equipped kitchen with **INTEGRATED** appliances, double bedroom with walk-in wardrobe and adjoining shower room.

With no forward chain, we would highly recommend viewing at the earliest opportunity.

**£325,000**

## KEY FACTS

Tenure: Leasehold

Lease Term: 999 years from 1st June 2017.

Ground Rent: £217.50 every 6 months

Service Charge: £720.71 per month

EPC Rating: 'B'

Council Tax Band: 'C'





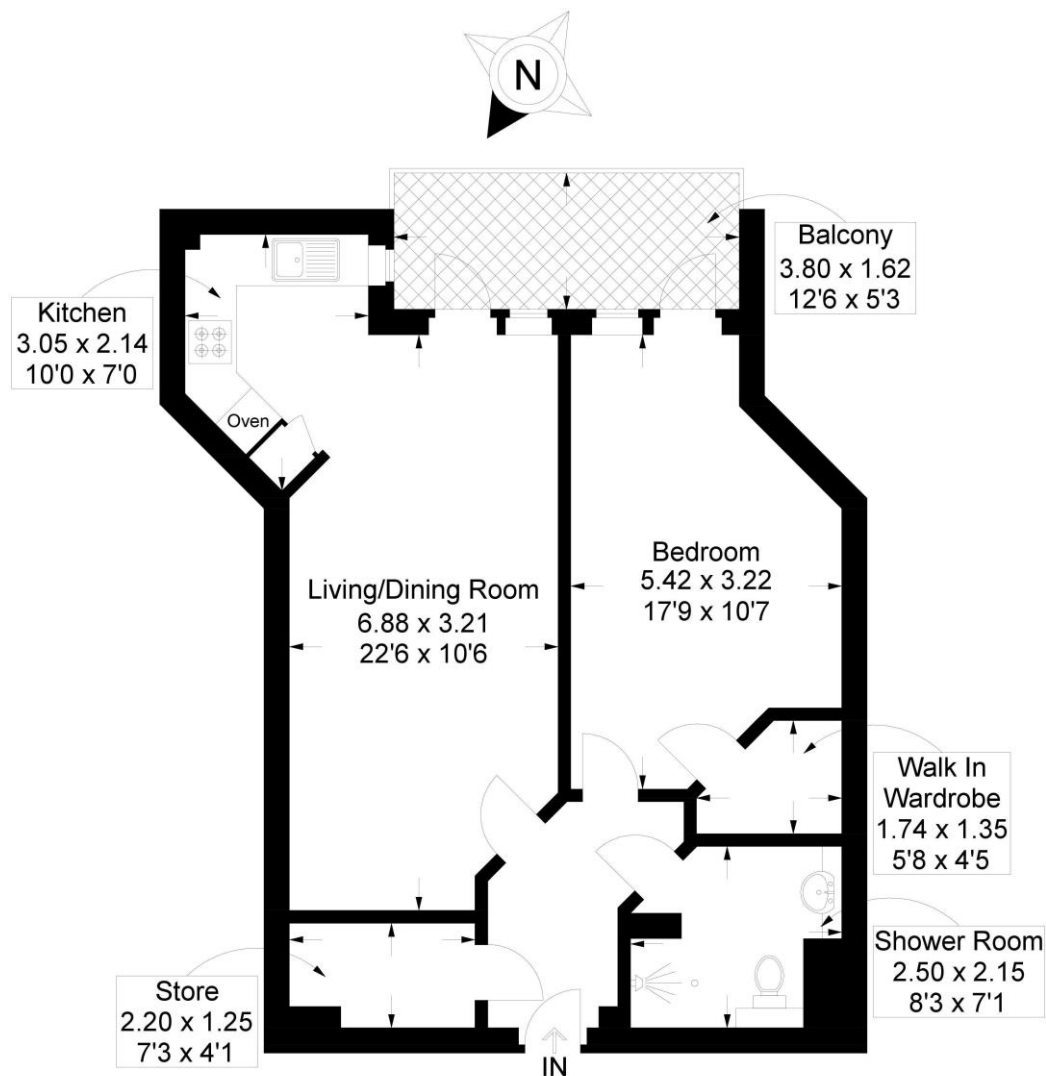
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## Tudor Rose Court, South Parade, Southsea

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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