TUDOR ROSE COURT Southsea | Hampshire | PO4 0DE

£325,000 Leasehold

- Fabulous Two Bedroom Retirement Apartment
- Luxurious Five Star Retirement Complex
- Residents Lounge & Restaurant with Sea Views
- Quality Fitted Kitchen Complete with Appliances
- Highly Requested 70+ Retirement Complex
- Master Bedroom with Ensuite
- Offered with No Forward Chain
- Viewing Advised!





In Brief

We have pleasure in marketing for sale this very spacious two bedroom bedroom apartment situated on the FOURTH 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 north east side, the apartment offers a fabulous BALCONY spanning the entire length of the apartment and enjoys rooftop views of the city and is accessed from both the living room and both bedrooms.

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, two double bedrooms, one with ensuite and a separate adjoining shower room.

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

£325,000

KEY FACTS

Tenure: Leasehold Term: 993 years remaining Ground Rent: £510.00 per annum Service Charge: £11,414.28 per annum EPC Rating: 'B' Council Tax Band: 'D'



TUDOR ROSE COURT Southsea | Hampshire | PO4 0DE













Tudor Rose Court, South Parade, Southsea Approximate Gross Internal Area = 81.9 sq m / 882 sq ft Balcony 13.07 x 1.23 42'9 x 4'1 Kitchen 0 0 0 0 2.70 x 2.10 Bedroom 2 Master Bedroom 8'10 x 6'11 3.86 x 3.49 3.99 x 3.76 12'8 x 11'5 13'1 x 12'4 Over Living/ Dining Room 6.00 x 3.37 2.11 x 0.91 19'8 x 11'1 6'11 x 3'0 IN Reception Hall Shower Room Store Ensuite 3.38 x 1.05 1.77 x 1.04 2.21 x 1.30 2.97 x 1.94 9'9 x 6'4 11'1 x 3'5 5'10 x 3'5 7'3 x 4'3

Fourth 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.

Southsea Sales & Lettings 7/9 Stanley Street, Southsea, PO5 2DS Tel: 023 9281 5221 Old Portsmouth & Gunwharf Quays Sales & Lettings The Seagull, 13 Broad Street, Old Portsmouth, PO1 2JD Tel: 023 9281 5221 Drayton & Out of Town Sales & Lettings 139 Havant Road, Drayton, PO6 2AA Tel: 023 9221 0101 London Sales & Lettings Mayfair Office, Cashel House, 15 Thayer Street, W1U 3JT Tel: 0870 112 7099 Southsea Admin Centre 12 Marmion Road, Southsea, PO5 2BA Tel: 023 9282 2300



outhsea, PO5 2DS Cel: 023 9281 5221

www.fryandkent.com



The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.