

# 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 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'





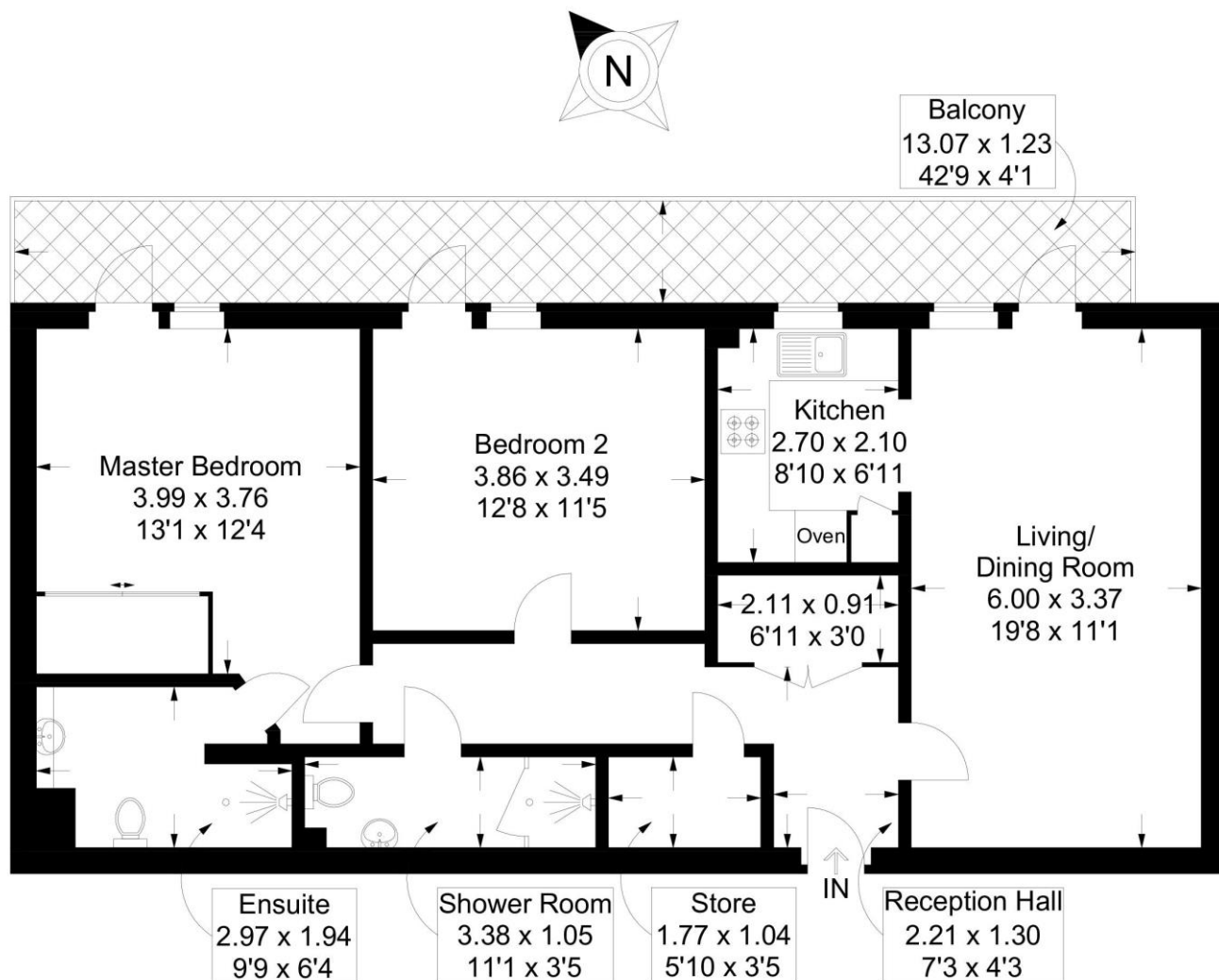
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## Tudor Rose Court, South Parade, Southsea

Approximate Gross Internal Area = 81.9 sq m / 882 sq ft



### 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.

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