

# SAVOY HOUSE

SOUTH PARADE | SOUTHSEA | PO4 0BW



£269,950  
Leasehold

- Superb One Bedroom Apartment for the Over 60's
- Luxuriously Appointed Retirement Complex
- Fabulous Sea Views from the Balcony
- Generous layout with Open Plan Living/Kitchen
- 19ft Bedroom with walk-In Wardrobe
- Kitchen Complete with Integrated Appliances
- Lovely Contemporary Shower Room : Utility Room
- 24-Hour Emergency Call System



## In Brief

We have pleasure in marketing for sale this **SUPERB** retirement apartment located on the ground floor of this **LUXURIOUSLY** appointed retirement complex situated directly opposite Southsea seafront.

Savoy House is **PERFECTLY** designed for the over 60's featuring a secure video entry system, 24-hour emergency call system, club lounge, luxury guest suite, house manager and mobility scooter store.

Approached via an impressive communal reception, a very **SPACIOUS** layout spanning almost 650 sq.ft comprising; entrance hall, useful utility store room, impressive 21ft open plan living/dining room and **SUPERB** fitted kitchen complete with quality integrated Bosch appliances, 19ft double bedroom with walk-in wardrobe and lovely contemporary shower room.

Both the living room and bedroom have independent access to a 14ft **BALCONY** which enjoys fine south easterly sea views over The Solent.

Benefiting from double glazing and central heating throughout we would strongly recommend viewing at your earliest opportunity. No forward chain.

**£269,950**

## KEY FACTS

**TENURE:** Leasehold

**TERM:** 999 years from 2017

**GROUND RENT:** £425 per annum

**SERVICE CHARGE:** £5,009.84 per annum

**EPC RATING:** 'B'

**COUNCIL TAX BAND:** 'C'





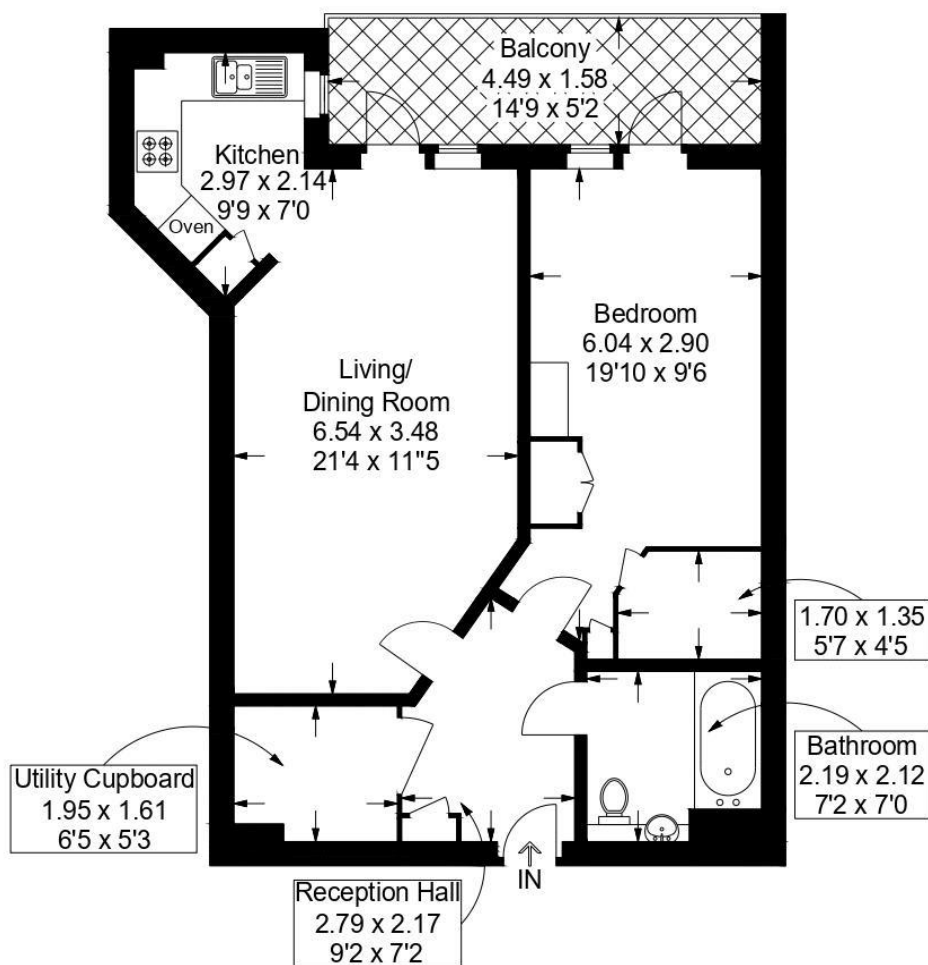
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## Savoy House, South Parade, Southsea

Approximate Gross Internal Area = 60.33 sq m / 649 sq ft



### Ground 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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