

# TUDOR ROSE COURT

SOUTH PARADE | SOUTHSEA | PO4 0DE



£300,000  
Leasehold

- Spacious One Bedroom Retirement Apartment
- 12ft Balcony with Fabulous Sea Views
- Highly Requested Five Star Complex
- Living/Dining Room : Well Equipped Kitchen
- Impressive 17ft Double Bedroom with Walk-In Wardrobe
- Shower Room plus Useful Walk-In Store Room
- Superb Facilities including Bistro & Wellbeing Suite
- No Forward Chain



## In Brief

We have pleasure in marketing for sale this very **SPACIOUS** one bedroom apartment situated on the second floor of this **LUXURIOUS** retirement complex located on Southsea seafront. 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 12'6 x 5'3 **BALCONY** enjoying fine 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 (sea views) with **INTEGRATED** Bosch appliances, 17'9" double bedroom with walk-in wardrobe and separate shower room.

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

**£300,000**

## KEY FACTS

**TENURE:** Leasehold

**TERM:** 999 years from 2017

**GROUND RENT:** £435 per annum

**SERVICE CHARGE:** £690.81 per month

**EPC RATING:** 'B'

**COUNCIL TAX BAND:** 'C'



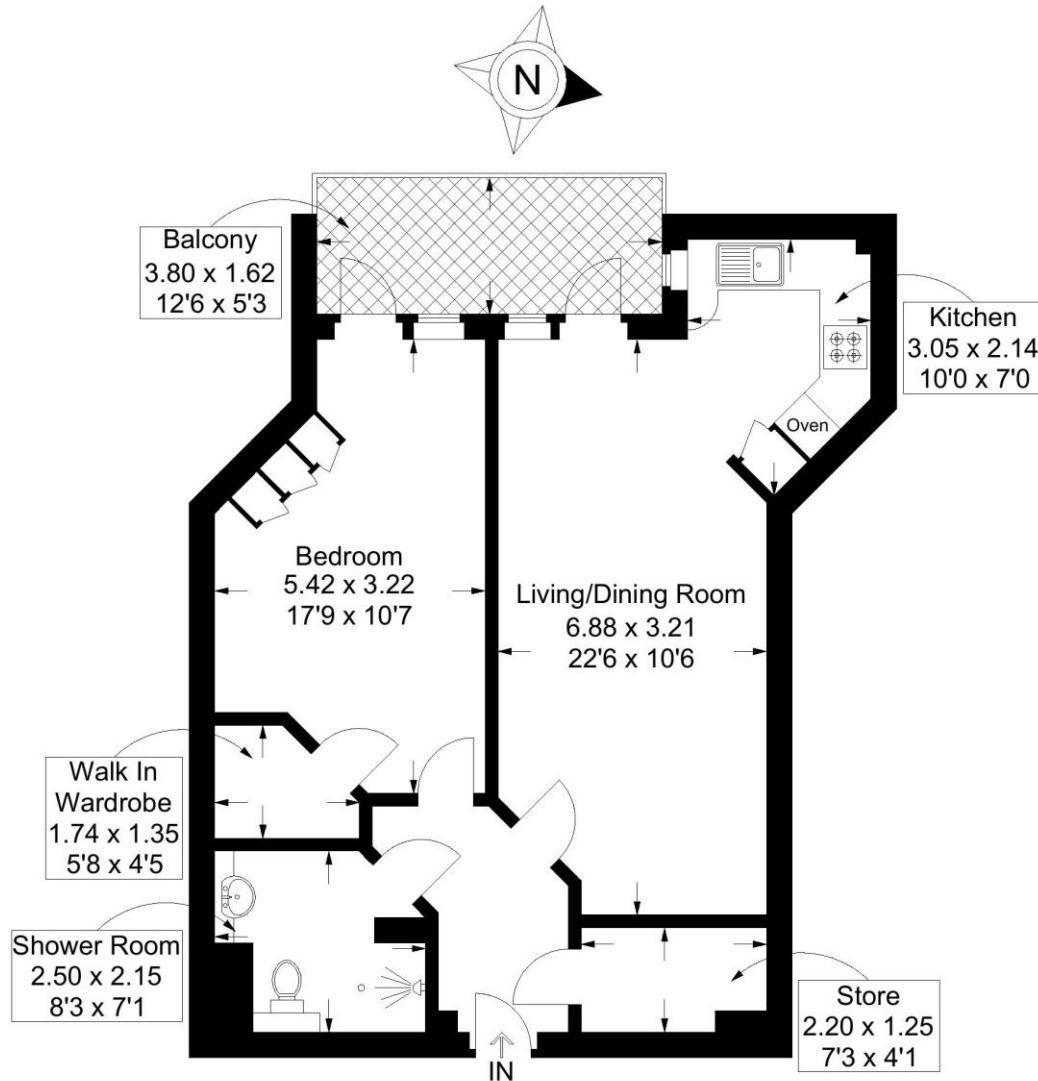
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## Tudor Rose Court, South Parade, Southsea

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



### Second 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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