



# FOR SALE

## £299,995

19 Tudor Rose Court South Parade,  
Southsea, PO4 0DE.

Tenure:

ESTATE  AGENTS

# LAWSON ROSE

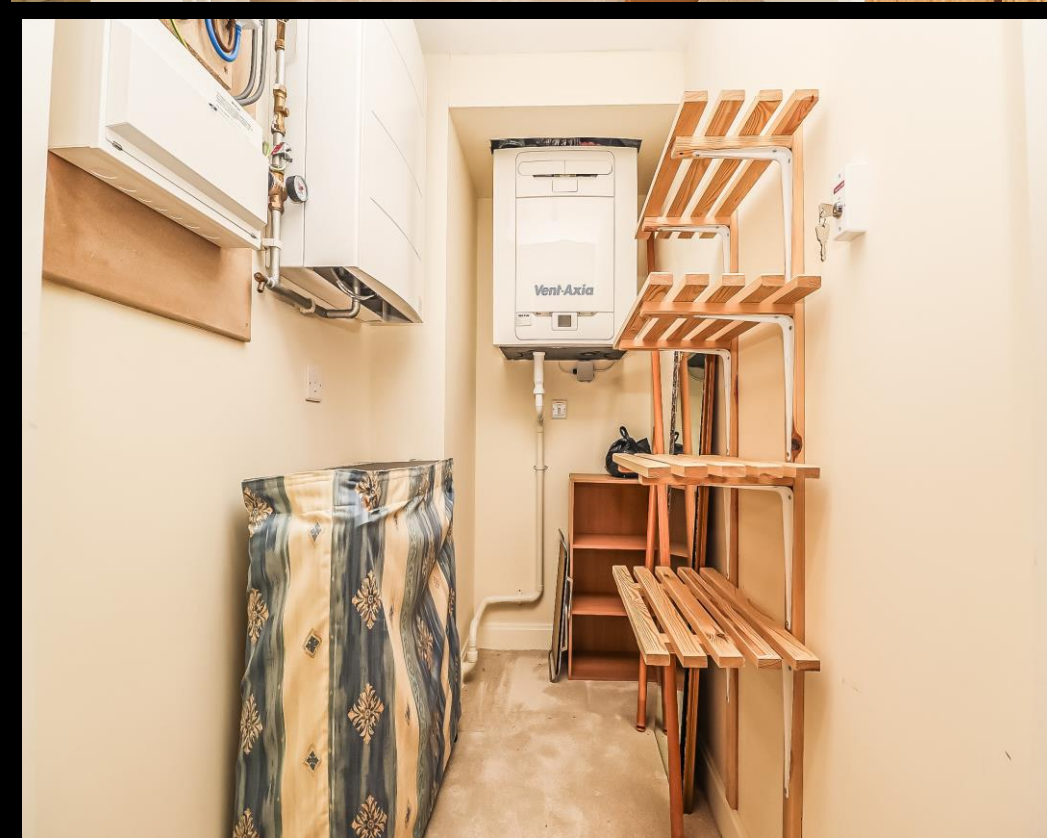
## PROPERTY DESCRIPTION

Lawson Rose are delighted to offer this stunning retirement apartment located in a highly desirable, Tudor Rose Court, Southsea. This spacious apartment offers a large open plan living/ kitchen area with access onto a private balcony with stunning views overlooking the Solent & Isle Of White. there is a large storage cupboard, a great sized master bedroom with a walk in wardrobe, plus a modern shower room. Tudor Rose Court offers all of what one would expect from an award-winning retirement home, including lift/ wheelchair access, emergency call system and on-site management, plus a stunning residents lounge and 'bistro restaurant'. Additionally, the property is being offered with no forward chain! We highly recommend an internal viewing to appreciate all that's on offer, so for further information or to arrange the viewing, please contact the Lawson Rose sales team on 02392 367779

### Material Information:

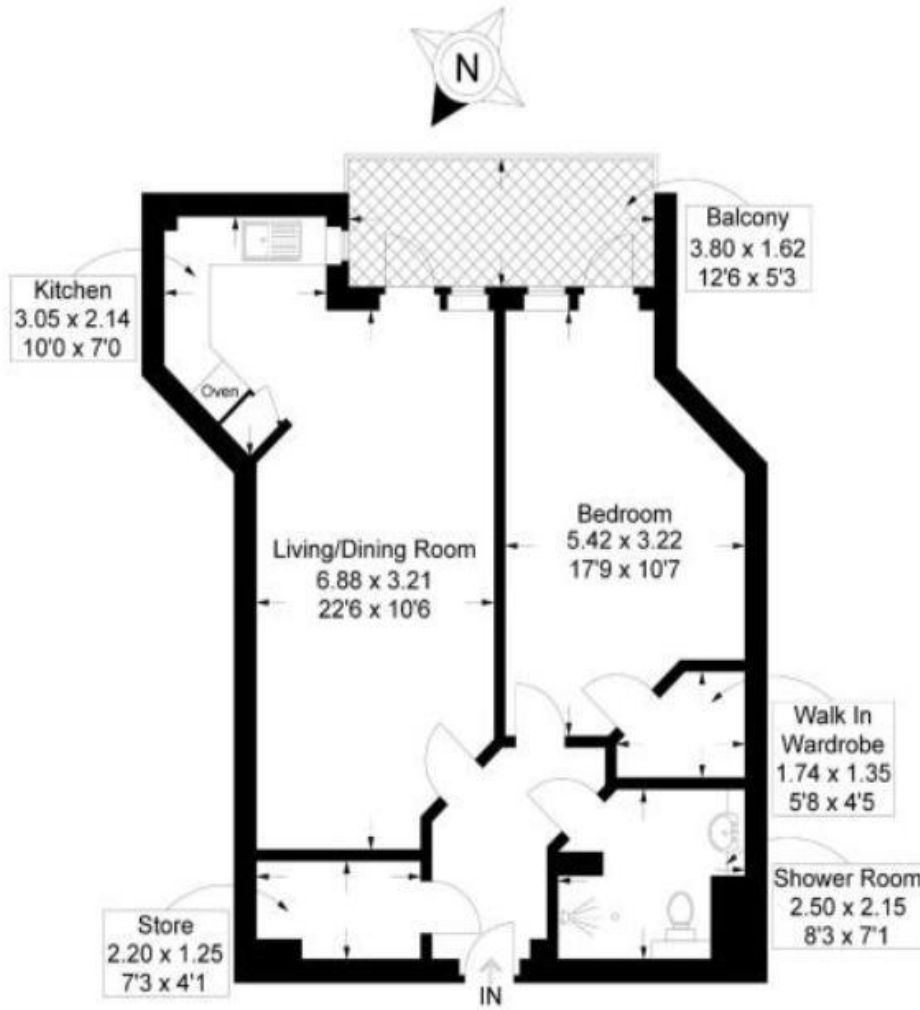
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Date of Original Lease: 1000 from 1 June 2017
- Term: 999 Years from & including 1 June 2017
- Management Company: McCarthy Stone
- Service Charge: - £668.13 approx. P/A
- Ground Rent: £255 per 6 months.
- Lease Restriction: A copy of the lease is available upon request.





# 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.



02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)

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