



FOR SALE

£299,995

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

Tenure: Leasehold

ESTATE AGENTS
**LAWSON
ROSE**

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

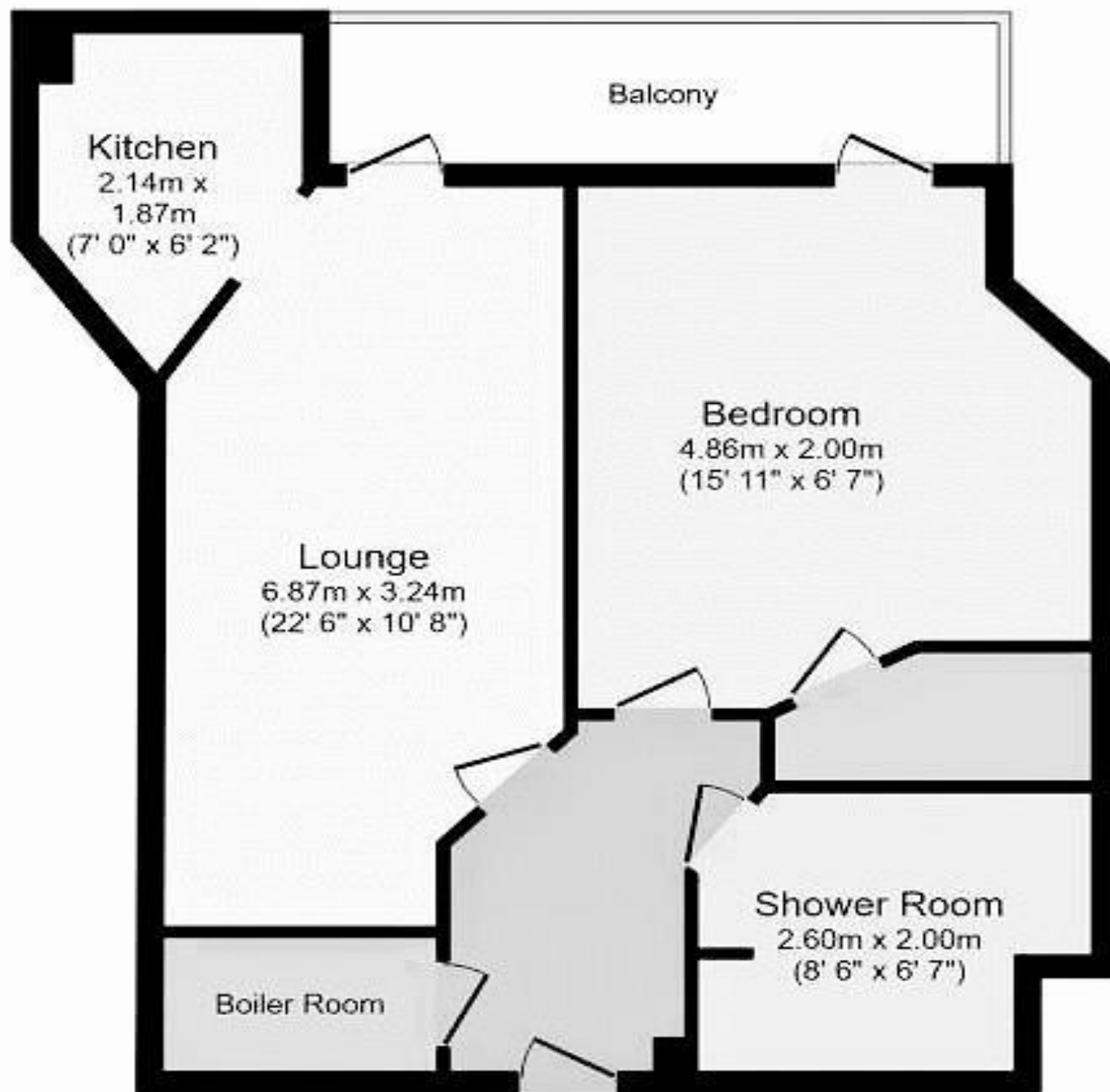
Lawson Rose are delighted to offer this stunning retirement apartment located in a highly desirable, Tudor Rose Court, Southsea. This spacious apartment offers a large open plan living/ kitchen area with access onto a private balcony with stunning views overlooking the Solent & Isle Of White. there is 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
- Heating: Gas Central Heating
- 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: 1st permit is £30, 2nd permit is £120 and 3rd 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 Years from 1 June 2017
- Term: 993 years
- Management Company: McCarthy Stone
- Service Charge: TBC
- Ground Rent: TBC







Floor Plan

Floor area 64.0 sq. m. (689 sq. ft.) approx

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.