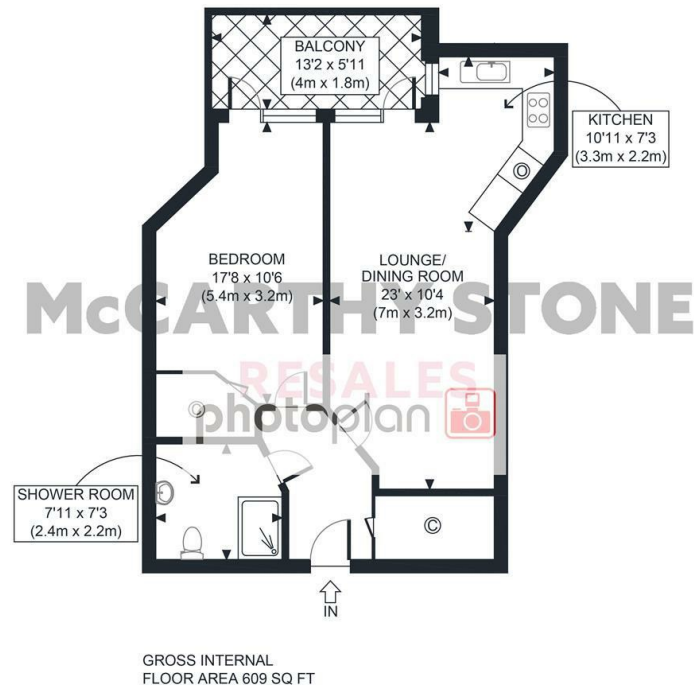


McCARTHY STONE RESALES

2 TUDOR ROSE COURT SOUTH PARADE, SOUTHSEA, PO4 0DE



| | |
|--|---------------|
| APPROX. GROSS INTERNAL FLOOR AREA 609 SQ FT / 57 SQM | Tudor-Rose |
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. | date 23/12/22 |
| | photoplan |

COUNCIL TAX BAND: C



| Energy Efficiency Rating | | Current | Potential |
|---|--|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 87 | 87 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |



McCARTHY STONE RESALES

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A FANTASTIC, ONE BEDROOM retirement apartment with SEA VIEWS and a BALCONY. Situated ON THE SEA FRONT.

PRICE REDUCTION

ASKING PRICE £310,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

TUDOR ROSE COURT, SOUTH PARADE,

1 BEDROOMS £310,000

TUDOR ROSE COURT

Tudor Rose Court is a modern Retirement Living PLUS development located on the former site of the Savoy Buildings on South Parade. It is an ideal option for those seeking retirement apartments in Southsea and the South East.

The development offers a collection of 66 modern one and two bedroom retirement apartments in close proximity to numerous local amenities with idyllic sea views from communal areas, exclusively for the over 70s. Set in a prominent location, homeowners will enjoy easy access to surrounding areas such as Portsmouth, Hayling Island, Gosport, Horndean and Emsworth. Retirement Living PLUS gives you much more than a new apartment. Homeowners can enjoy on-site facilities, including a bistro serving hot and cold meals, a wellbeing suite, a homeowners' lounge and the beautifully landscaped gardens. Residents also benefit from a friendly and helpful management team, and a sociable environment where they can really get to know their neighbours.

Featuring a fully fitted and easily accessible kitchen, and a walk-in shower with slip-resistant tiling. Security and comfort is ensured for every homeowner, with intruder alarms, a camera entry system and an Estates Manager to ensure that every resident feels safe at all times within the complex. There is also wheelchair access and lifts to all floors for those with limited mobility, and 24 hour staff on-site to offer assistance to residents should they ever require it.

With a convenient seafront location, close to the town centre, our Southsea development is an obvious choice for your retirement.

HALLWAY

With a solid entrance door with spy-hole, security intercom system that provides both a visual (via the

home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in airing cupboard light and shelving. Providing access to the WC, shower room, bedroom and living/ dining/ kitchen.

SHOWER ROOM

Modern white suite comprising of a Vitra comfort close-coupled WC, vanity wash-hand basin with mirror, shower cubicle with a thermostatically controlled shower on an adjustable slide. Partly tiled walls and ceramic flooring, electric heated towel rail, grab rails, emergency pull cord and ceiling spot lights.

BEDROOM WITH BALCONY

A well-proportioned double bedroom. Large walk-in wardrobe with hanging rails and shelving, emergency pull-cord. Ceiling lights, TV and telephone points. Access to the balcony via a double glazed patio door.

KITCHEN

There is an excellent range of wall and base units with contrasting worktops incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed ceramic hob, built in microwave with a stainless-steel chimney extractor hood over, electric oven, concealed fridge and freezer. Tiled splash-back and ceiling spot light fittings. Ceramic tiled flooring.

LIVING/ DINING ROOM WITH BALCONY

A spacious, bright and thoughtfully designed Living/Dining room. TV and BT points, flowing into kitchen. Access to the balcony via a double glazed patio door, with a sea view of the Solent and the Isle of Wight.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal

areas

- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- One hour of domestic support per week is included in the service charge

Service charge: £8,017.56 per annum (for financial year ending 30/06/2024)

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estates Manager.

LEASEHOLD

Lease 999 Year lease from 1st June 2017

Ground Rent: £435 per annum

Ground Rent Review Date: June 2032

PARKING

An allocated parking bay is included with this sale.

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

