



Total floor area 64.2 sq.m. (691 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## McCARTHY STONE RESALES

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## McCARTHY STONE RESALES

### 12 SAVOY HOUSE SOUTH PARADE, SOUTHSEA, PO4 0BW



A ONE BEDROOM 2ND FLOOR RETIREMENT APARTMENT WITH  
LARGE BALCONY AND PANORAMIC SEA VIEWS. FRONT FACING AND  
ENERGY EFFICIENT.

### ASKING PRICE £325,000 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# SAVOY SOUTH PARADE, SOUTHSEA, HAMPSHIRE, PO4 0BW

## SUMMARY

Savoy House is a modern Retirement Living 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 31 modern one and two bedroom apartments in close proximity to numerous local amenities with idyllic sea views from communal areas. Set in a prominent location, homeowners will enjoy easy access to surrounding areas such as Portsmouth, Hayling Island, Gosport, Horndean and Emsworth. With a convenient location close to the town centre, our Southsea development is an obvious choice for your retirement.

The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## ENTRANCE HALL

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard containing plumbed in 'Bosch' Washing machine. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the kitchen, bedroom, living room and bathroom.

## LOUNGE WITH LARGE BALCONY OVER THE SEA FRONT

A well-proportioned lounge benefitting from access to a large balcony. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Glazed door with windows to side leads onto the decked balcony with panoramic views of the seafront.

## KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven and microwave, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

## BEDROOM

Spacious double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling

## 1 BED | £325,000

lights, TV and phone point. Patio door with windows to side opening onto the large balcony.

## SHOWER ROOM

Modern fitted suite comprising of level access shower with fitted screen and grab rails. WC, vanity unit with wash basin and mirror above. Shaving point, extractor fan and heated towel rail.

## 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

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

Service charge: £3,259.12 per annum (for financial year end 30/06/2024).

## LEASEHOLD

Leasehold 999 Years From June 2017  
Ground Rent £425 per annum  
Ground Rent review date: June 2032

## ADDITIONAL INFORMATION & SERVICES

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

