

23 Tudor Rose Court

South Parade, Southsea, PO4 0DE



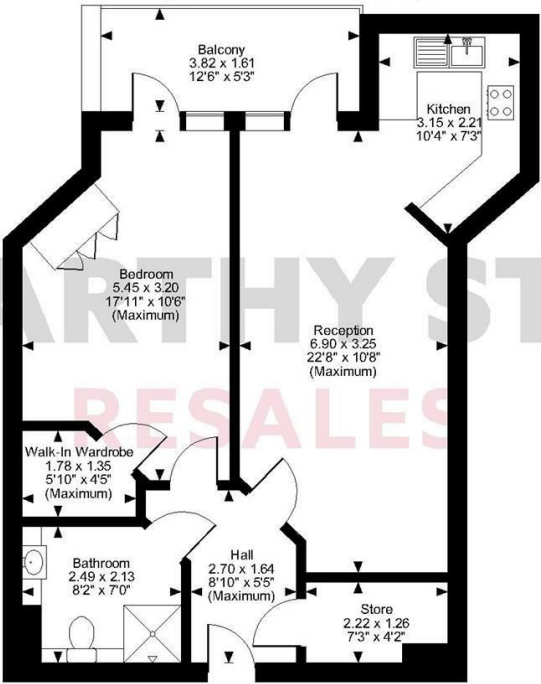
Asking price £300,000 Leasehold

STUNNING one bedroom 3rd Floor Retirement Apartment offered in SUPERB  
CONDITION with a lovely BALCONY offering SEA VIEWS

Call us on 0345 556 4104 to find out more.

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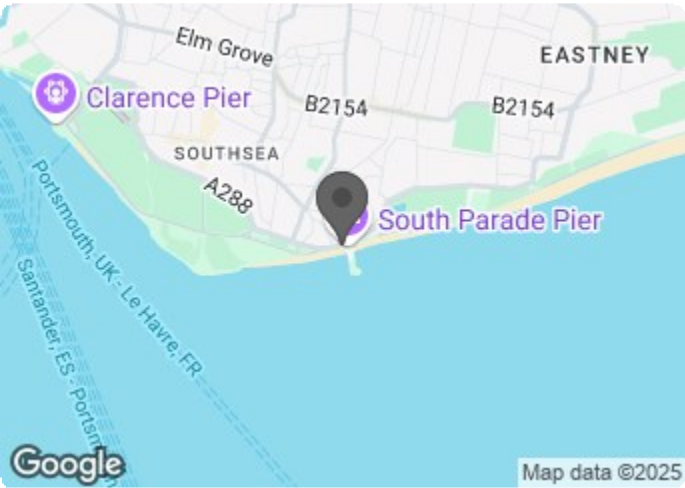
Tudor Rose Court, South Parade, Southsea  
Approximate Gross Internal Area  
628 Sq Ft/58 Sq M  
Balcony external area = 70 Sq Ft/7 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Tudor Rose Court, South Parade, Southsea, PO4 0DE

## 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.

Every apartment features 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.



## Living Room

A spacious, bright and thoughtfully designed Living/Dining room. TV and BT points, fitted carpet, flowing into kitchen, with a sea view of the Solent and the Isle of Wight from the wonderful balcony.

## Hallway

Security intercom system that provides a verbal link to the main development entrance door. Emergency pull cord, walk-in airing cupboard light and shelving. Providing access to the shower room, bedroom and living/ dining/ kitchen.

## 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 and splashback with a stainless-steel chimney extractor hood over, waist height electric oven, built in microwave oven, dishwasher, concealed fridge and freezer, ceiling spot light fittings. Ceramic tiled flooring and window.

## 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

A well-proportioned double bedroom. Large walk-in wardrobe with hanging rails and shelving, emergency pull-cord, fitted carpets. Ceiling lights, TV and telephone points.

## Service Charge (Breakdown)

- Cleaning of communal windows



# 1 bed | £300,000

- 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

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.

Service charge: £8,648.46 pa. (for financial year end 30/06/2025)

## Leasehold

999 Year lease from 2017  
Ground Rent £435 PA  
Ground rent review: Jun-32

## Parking

There is no allocated parking with this apartment. Please speak to your Property Consultant for me details.

## Additional Information & Services

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

