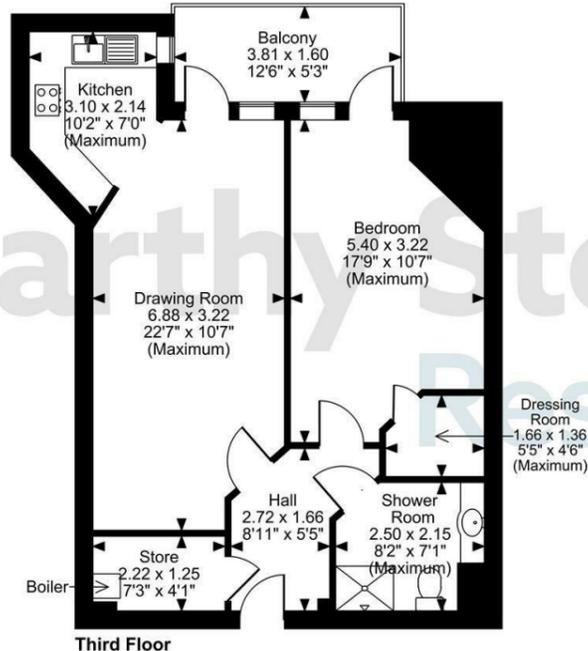
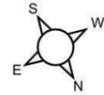


Tudor Rose Court, South Parade, Southsea  
 Approximate Gross Internal Area  
 612 Sq Ft/57 Sq M  
 Balcony external area = 66 Sq Ft/6 Sq M



Third 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) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 35 Tudor Rose Court

South Parade, Southsea, PO4 0DE



### Offers in the region of £299,950 Leasehold

SIMPLY STUNNING one bedroom 3rd floor apartment in an exclusive development for those aged 70 and over. This arguably has to be one of THE BEST OUTLOOKS anywhere along this wonderful coastline. BENEFITTING from a SOUTH FACING BALCONY with VIEWS OF SOUTHSEA BEACH, THE SOLENT AND THE ISLE OF WIGHT.

Call us on 0345 556 4104 to find out more.

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# Tudor Rose Court, South Parade, Southsea, Hampshire, PO4 0SS

STUNNING - SIMPLY STUNNING! No other words needed to describe the outstanding coastal panorama that is to be enjoyed from this lovely apartment. Opening the door from the living room or bedroom leads onto a balcony where every change in the seasons and elements that this fabulous outlook provides can be savoured.

Tudor Rose Court is a modern Retirement Living PLUS development on Southsea seafront with easy access to the promenade, cafes, restaurants and shops. An ideal option for those seeking a retirement with a view 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 those aged 70 and over. 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. If family members or friends wish to extend their stay they can book the beautifully appointed Guest Suite. 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 location close to the town centre, our Southsea development is an obvious choice for your retirement.

## Entrance Hall

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.

## Lounge with balcony and beachfront views

Feature fire surround and electric fire create a focal point to the center of the room. TV and BT points, fitted carpet and full-height curtains. A bright spacious lounge with a west facing balcony providing stunning south facing views over Southsea Beach, the Solent and the Isle of Wight.

## 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.

## Bedroom with balcony

With patio door to double width balcony providing stunning south facing views over Southsea Beach, the Solent and the Isle of Wight. Well-proportioned double bedroom. Walk-in wardrobe with hanging rail, shelving, emergency pull-cord, fitted carpets and full height curtains.

# 1 bed | £299,950

## Wetroom

Modern white suite comprising of a Vitra comfort close-coupled WC, vanity wash-hand basin with cupboard unit below and worktop over with mirror, strip light and shaver point, walk-in level access shower with a thermostatically controlled shower on an adjustable slide. Fully tiled walls and ceramic flooring, electric heated towel rail, emergency pull cord and ceiling spot lights.

## LEASEHOLD

999 Year lease from the 1st June 2017

Ground Rent: £435 per annum

Ground Rent review date: June 2032

## Service Charge

- 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: £8,648.46 per annum (for financial year ending 30/06/2025)

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

## Additional Information and Services

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

## Parking

No car parking space is included in the sale of the property.

