

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



£240,000 Leasehold

ONE BEDROOM RETIREMENT APARTMENT WITH BALCONY! A well-presented, third floor retirement apartment situated within Tudor Rose Court along South Parade, Southsea. This over 70's development offers modern retirement living with a subsidised bistro, wellbeing suite, homeowners' lounge, landscaped gardens, laundry room and a 24 hour management team. The apartment briefly comprises; entrance hallway with storage cupboards, double bedroom with built-in wardrobes, walk-in shower room, 19ft (approx.) living room with opening to a lovely fitted kitchen. Additional benefits include an easterly aspect balcony, gas central heating and double glazing throughout. We highly recommend an internal viewing to appreciate all that's on offer.





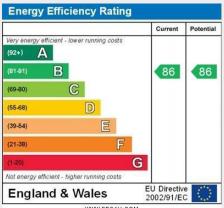












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COMMUNAL ENTRANCE

Security intercom entry system, electric sliding doors leading into:-

COMMUNAL FOYER/HALLWAY

Stairs and lift to all floors, door to car park.

HALLWAY

Storage cupboard housing water cylinder, combination boiler and consumer unit, air conditioning unit, space and plumbing for washing machine.

LIVING ROOM

19' 5" x 17' 8" (5.93m x 5.40m) Double glazed door to balcony, electric fireplace, carpeted, radiators, door to kitchen.

KITCHEN

8' 10" x 6' 11" (2.70m x 2.12m)

Fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, stainless steel sink and drainer unit, electric oven with electric hob and extractor hood, integral microwave, integral fridge/freezer, tiled floor, double glazed window to rear elevation.

SHOWER ROOM

9' 9" x 6' 4" at widest point (2.98m x 1.94m) Wet room style shower with thermostatic shower unit and hand rail, concealed cistern WC, vanity unit housing wash basin and storage, heated towel rail, tiled to principal areas and tiled flooring.

BEDROOM

10' 8" x 13' 11" (3.27m x 4.26m)

Double glazed window to rear elevation, carpeted, radiator, built-in wardrobes.

BALCONY

5' 2" x 6' 9" (1.60m x 2.07m) Enclosed by metal railings, easterly aspect.

COMMUNAL FACILITIES

Wellbeing suite, homeowners' lounge, guest suite, subsidised bistro, laundry room and landscaped garden.

AGENTS NOTE:

COUNCIL TAX

Band C.





LEASE INFORMATION:

As of September 2023, the vendor has informed us that the lease

details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: McCarthy Stone

Balance of Lease: 993 years remaining Ground Rent Charges: £435 per annum

Ground Rent Review Period: Every 15 years

Maintenance/Service Charges: £8,018 per annum

Maintenance /Service Charges Review Period: Annually

Building Insurance: Included in Maintenance/Service Charge

Confirmation of all charges relating to this property should be confirmed by your solicitor

prior to any exchanging of contracts.





of doors, windows, rooms and any other items are approximate and no responsibility is taken for any erro omission or mis-statement. This plan is for inautrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicances shown have not been isseed and no guarant as to mei operability or efficiency can be given. Made with Methops (2023)

OFFICE ADDRESS

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OFFICE DETAILS

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AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

