



£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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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	
WWW.EPC4U.COM			

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.

THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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