



£200,000 Leasehold

ONE BEDROOM RETIREMENT APARTMENT A BALCONY & NO FORWARD CHAIN! Introducing this charming second-floor retirement apartment nestled within Tudor Rose Court on South Parade, Southsea. Catering to those over 70, this development offers contemporary retirement living complemented by amenities such as a subsidised bistro, a wellness suite, homeowners' lounge, manicured gardens, a laundry facility, and round-the-clock management. The apartment comprises an entrance hallway boasting storage solutions, a spacious double bedroom complete with built-in wardrobes, an accessible walk-in shower room, and a 19ft (approx.) living/dining room seamlessly flowing into a stunning modern fitted kitchen. Additional perks include an easterly-facing balcony, gas central heating, and double-glazed windows throughout. Internal viewing is advised to appreciate the size and location of the property on offer.



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

Two storage cupboards (one housing hot water cylinder and boiler and consumer unit), carpeted, doors to all rooms.

LOUNGE/DINER

18' 11" x 19' 5" (5.77m at widest point x 5.94m)
Double glazed door to balcony, double glazed window to side elevation, two radiators, carpeted, opening to kitchen.

KITCHEN

7' 3" x 8' 10" (2.23m x 2.70m)
Stunning modern fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces with matching understands, stainless steel sink and drainer unit with mixer tap, electric 'Bosch' oven, 'Bosch' halogen hob and 'Bosch' extractor hood, integral 'Bosch' microwave, integral fridge/freezer, tiled floor, double glazed window to side elevation.



BEDROOM

14' 7" x 10' 5" (4.45m x 3.20m excluding wardrobe depth)
Double glazed window to rear elevation, carpeted, radiator, built-in mirrored wardrobes.



WET ROOM

9' 8" x 6' 4" (2.95m at widest point 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.

BALCONY

5' 2" x 5' 7" (1.6m x 1.71m)
Enclosed by metal railings, decked flooring, easterly aspect.

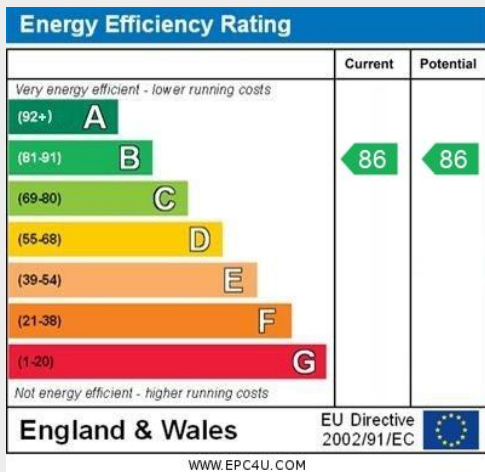
COMMUNAL FACILITIES

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

AGENTS NOTE:

COUNCIL TAX

Band C.





LEASE INFORMATION:



As of March 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: McCarthy Stone Management Services Ltd

Balance of Lease: Leasehold (993 years remaining)

Ground Rent Charges: £255 per annum

Ground Rent Review Period: To be reviewed June 2024

Maintenance/Service Charges: £8017.56 per annum (£668.13 monthly)

Maintenance /Service Charges Review Period: To be reviewed June 2024

Building Insurance: Included in the service charge

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

SECOND 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. Made with Moleyns. ©2024



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