



## Tudor Rose Court

Southsea, PO4 0DE

**1 Bedroom 3<sup>rd</sup> Floor Apartment**

Asking Price Of

**£350,000**

# Property Features

- 1 Bedroom 3rd Floor Apartment
- Balcony overlooking the Solent and Isle of Wight
- Sea Views from Living Room and Bedroom
- Walk in Shower Room
- Lift Access to all Floors
- 24 Hour Careline System
- Laundry room/Laundry Service
- Estate Manager
- Exclusively for the over 70's

## Full Description

We have pleasure in bringing to the market this luxury 3rd floor apartment with stunning views from its rooms, located on Southsea seafront.

This modern Assisted Living development is an ideal option for those seeking retirement apartments in Southsea, exclusively designed and managed for the over 70s. Decorated throughout in neutral décor, this apartment exudes comfort, character and location. With its own large, impressive balcony, the apartment is perfect for those spring and summer days, whether enjoying the sea views or entertaining friends and family.

This is a recent prestigious development of 66 modern retirement apartments built and managed by McCarthy and Stone, with local amenities close by. This south facing apartment offers stunning uninterrupted views of The Solent and The Isle of Wight.

Set in a prominent and historic location, Retirement Living PLUS gives the new homeowner much more than a just a new apartment. Facilities including an onsite manager, a bistro, a wellbeing suite, a lounge, and fully landscaped gardens.

The friendly and helpful management team are always on standby.

The apartments in Tudor Rose Court give homeowners the opportunity to use the social facilities, including the sea facing homeowner's bistro, large luxury lounge, library, gardens and also the wellbeing suite. For those with guests, there is also a guest suite. It also promotes an environment where residents can really get to know their neighbours.



## ENTRANCE HALL

Welcoming you into your very own, self-contained apartment is the hallway, with doors off to all rooms. From here straightaway you can see the stunning panoramic sea views that make this apartment stand out. The hallway is carpeted and has light modern décor. There is an emergency call point and ceiling downlighters.

## KITCHEN

7' 0" x 6' 1" (2.14m x 1.87m) Off the living room is the kitchen which has light floor tiling, light modern décor and a window to the balcony that has sea views over The Solent and out towards the Isle of Wight. The kitchen is made up of fitted gloss cream wall and floor units with contrasting wood effect work top and under unit lighting. There is a glass splashback to the ceramic hob which has a feature stainless steel extractor over. Appliances are, Bosch Microwave, Bosch Oven and Grill, Bosch Ceramic Hob and a full height built in Fridge Freezer.

## LIVING/DINING ROOM

22' 6" x 10' 7" (6.87m x 3.24m) Living/Dining Room of good proportions with door and windows to the balcony with views of the Solent and Isle of Wight. TV and phone points, light fitted carpet, light modern décor, fire surround and electric fire and an opening into kitchen.

## BALCONY

12' 5" x 5' 2" (3.80m x 1.60m) Stunning views from the balcony over The Solent and The Isle of Wight. The balcony has access from the living/dining room and the bedroom.

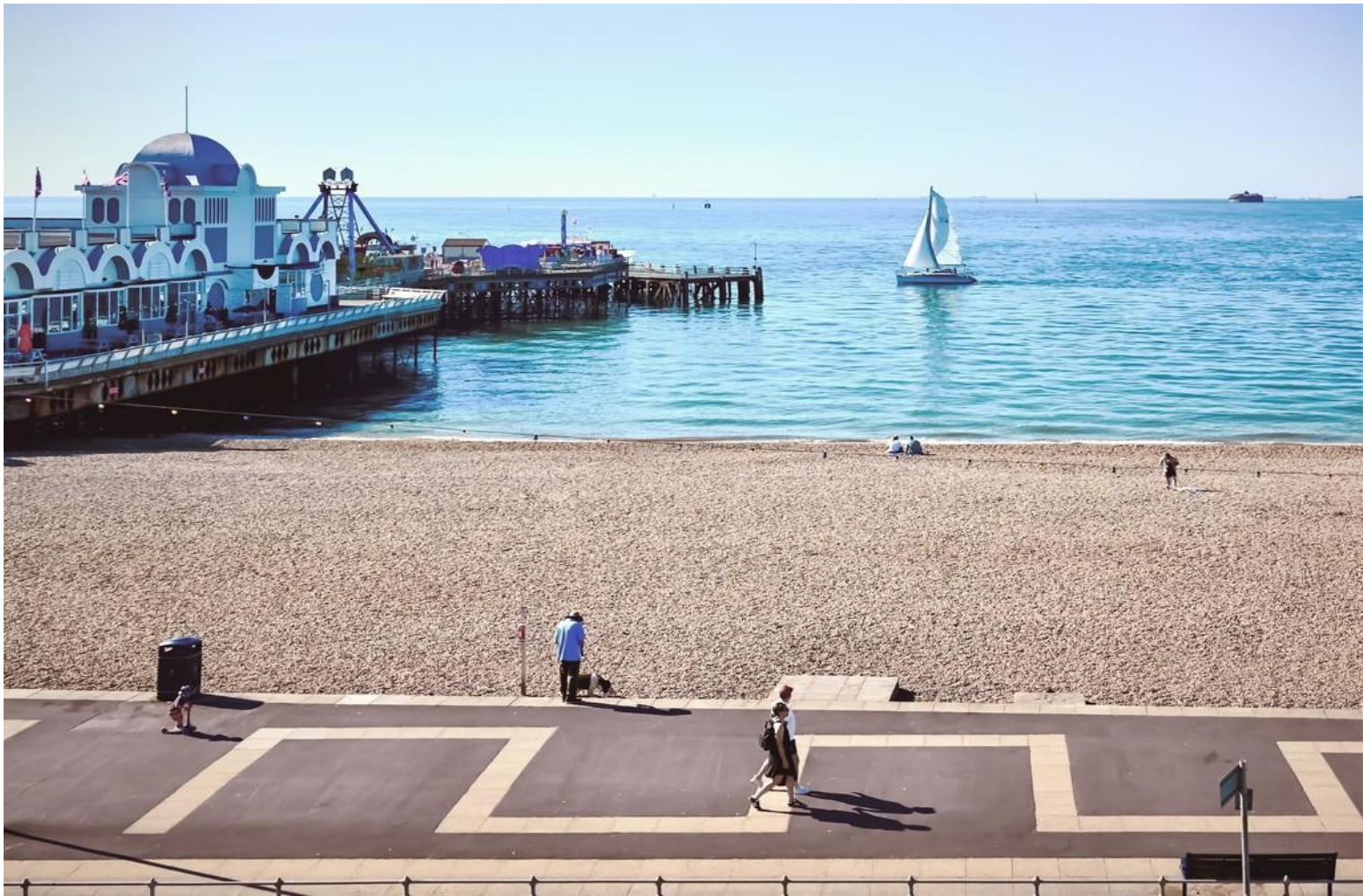
## BEDROOM

15' 11" x 6' 6" (4.86m x 2.00m) The bedroom is of a generous size with access to a walk-in wardrobe and door to the balcony. There is light carpet and decor, ceiling lighting and emergency pull cord.

## SHOWER ROOM

8' 6" x 6' 6" (2.60m x 2.00m) Large walk-in shower room with shower, low level WC and hand wash basin with vanity units under. Tiled flooring, half tiled walls and tiled shower area. There is a chrome towel warmer/radiator, frameless mirror and shaver socket/light combination.





## LARGE STORAGE CUPBOARD

7' 3" x 4' 0" (2.21m x 1.24m) This large storage cupboards contain the electric central heating system and air circulation system along with the electricity meters and fuse distribution board. Carpeted, ceiling lighting and storage area make up this functional and useful room.

## USEFUL INFORMATION

Ground Floor:

Main Entrance/Foyer

Estate Managers Officer

Cycle and Store Room

Refuse and Recycling

WC

Exit to Clarendon Road

1st Floor :

Laundry

Bistro - Breakfast (9am to 10.30), Lunch (12pm to 2pm) – you can pre order (menu posted through letterboxes) or when you arrive.

4th Floor:

Wellbeing Suite, open Tuesday/Thursday/Friday

Guest Suite, £25 per night, £5 booking fee

No Parking but Permits can be sourced, £30 each - for Alhambra Road and Clarendon Road.

## GENERAL

Breakdown of 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



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.

Service Charge for 2024/2025 £668.13 per month

LEASEHOLD

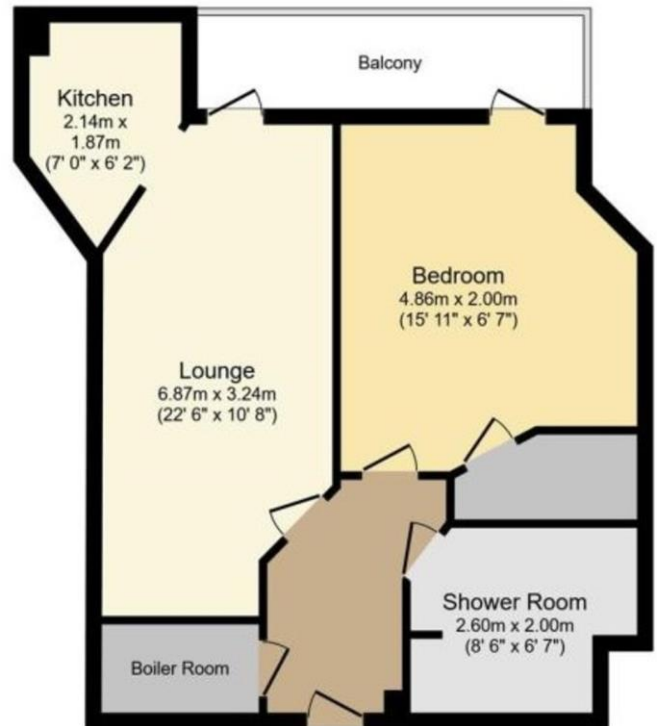
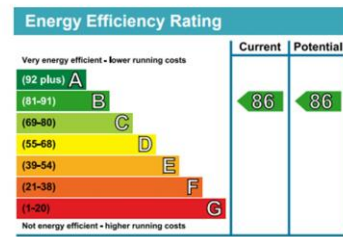
999 Year lease from 2017

Ground Rent £435

Council Tax Band - C (Portsmouth City Council)

VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.



**Floor Plan**

Floor area 64.0 sq. m. (689 sq. ft.) approx

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