



Nesbits

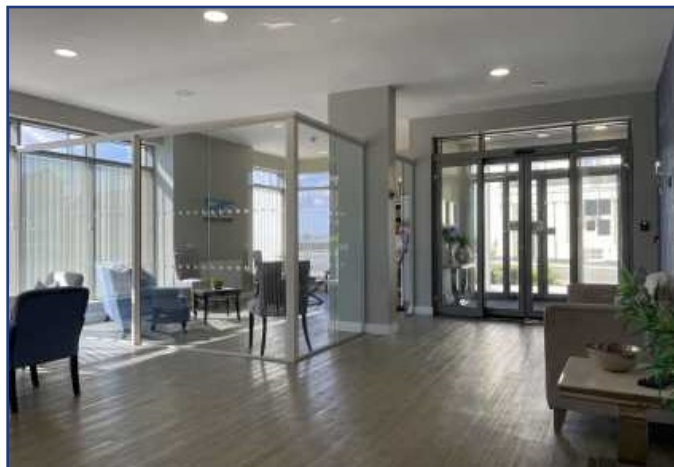
Established 1921

Flat 9 Tudor Rose Court, South Parade, Southsea, PO4 0DE

Price £295,000

Flat 9 Tudor Rose Court, South Parade, Southsea, PO4 0DE

A truly 1st-class opportunity to acquire this spacious and well-appointed TWO DOUBLE BEDROOM FIRST FLOOR (WEST) SIDE APARTMENT within Southsea's premier RETIREMENT complex (minimum age, 70 years). Built in 2017 by the respected, specialist, national company, McCarthy Stone, 'Tudor Rose Court' occupies a prominent location at the junction of South Parade with Clarendon Road, a level walk of just three-quarters of a mile from Southsea Town Centre (Palmerston Road Shopping Precinct), and enjoying ready access to a wide range of public amenities, including: Seafront leisure and recreation facilities, shops and eateries, bus services, main-line stations, and the many attractions of nearby historic Old Portsmouth. Designed for the comfort of its retired owners, the building provides comprehensive communal facilities, among which are: secure entry, wheelchair access, residents' lounge and laundry room, well-being suite, guest suite, helpful management team, 24-hour care-line system, and a bistro-style restaurant serving hot and cold meals.



Flat 9's position on the building's west side provides plenty of natural light, with its generous 22ft balcony (accessible from all main rooms) having the considerable attraction of a delightful outlook towards the open beach with The Solent and The Isle of Wight beyond. Available now with the further asset of NO ONWARD CHAIN, full particulars of this desirable opportunity are given as follows and early enquiry is urged:

MAIN ENTRANCE

On Clarendon Road, via canopied, automatic sliding doors, having SECURE ENTRY SYSTEM, to:

LOBBY

Further pair of automatic doors to:

RECEPTION AREA

With seating and access to Manager's Office.

INNER LOBBY

With stairs and twin passenger lifts to upper floors.

FIRST FLOOR LANDING

Having access to: bistro restaurant, residents' lounge (both with balcony), and the laundry room with washing machines, tumble dryers and ironing





facilities.

FLAT 9

'L'-SHAPED RECEPTION HALL

14'8 x 8'11 (4.47m x 2.72m)

Four recessed ceiling spotlights. Emergency pull-cord. Deep, walk-in storage cupboard housing 'Vent-Axia' boiler, electricity meter, circuit breakers and slatted shelves.

CLOAKROOM & W.C.

Contemporary white suite comprising: low flush w.c. and pedestal handbasin with mixer tap. Part-tiled walls. Emergency pull-cord. Extractor. Recessed ceiling spotlight.

WET ROOM & W.C.

8'3 x 7'1 (2.51m x 2.16m)

Contemporary white suite comprising:



low flush w.c. with concealed cistern, and semi-inset handbasin with mixer tap plus cupboards under; shower area with free-draining floor. Vertical towel rail/radiator. Extractor. Part-tiled walls. Tiled floor.

BEDROOM ONE

17'9 x 10'10 (5.41m x 3.30m)

Single panel radiator. Walk-in corner wardrobe and storage cupboard with shelves and hanging rails. Emergency pull-cord. UPVC and double-glazed door, with adjacent full-height window, leading to Balcony.

BEDROOM TWO

17'9 x 10'3 (5.41m x 3.12m)

Single panel radiator. Emergency pull-cord. UPVC and double-glazed door, with adjacent full-height window,



leading to Balcony.

LIVING ROOM

23'0 x 11'0 (7.01m x 3.35m)

Two double panel radiators. UPVC double-glazed door, with adjacent full-height window, to Balcony. Opening to:

KITCHEN

10'1 x 7'9 (3.07m x 2.36m)

Fitted and equipped with: base and wall cupboards, work surfaces with matching up-stand, single drainer stainless steel inset sink with mixer tap, electric oven, microwave, 4-ring ceramic hob with extractor canopy, refrigerator and freezer. Extractor. Tiled floor. UPVC double-glazed window to south elevation granting outlook towards The Solent and The Isle of Wight.



LARGE BALCONY

22'9 x 6'0 (6.93m x 1.83m)

On the building's west side, having decked floor, railed balustrade and granting a delightful outlook towards the open beach, The Solent and The Isle of Wight.

GENERAL INFORMATION

Tenure: 999 years Leasehold from 1st June 2017 (990 years remaining).

Service Charge: £12,019.32 per annum (to include: building insurance, communal cleaning/lighting and repair, 24-hour emergency call system, repair/re-decoration contingency fund, and 1 hour of domestic support per week.

Ground Rent: £510 per annum.

COUNCIL TAX

Band 'D' - £2,291.71 per annum

(2026-27).

EPC

Energy Rating 'B' (Floor Area 87 sq m approx).

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.

(18047/057408)

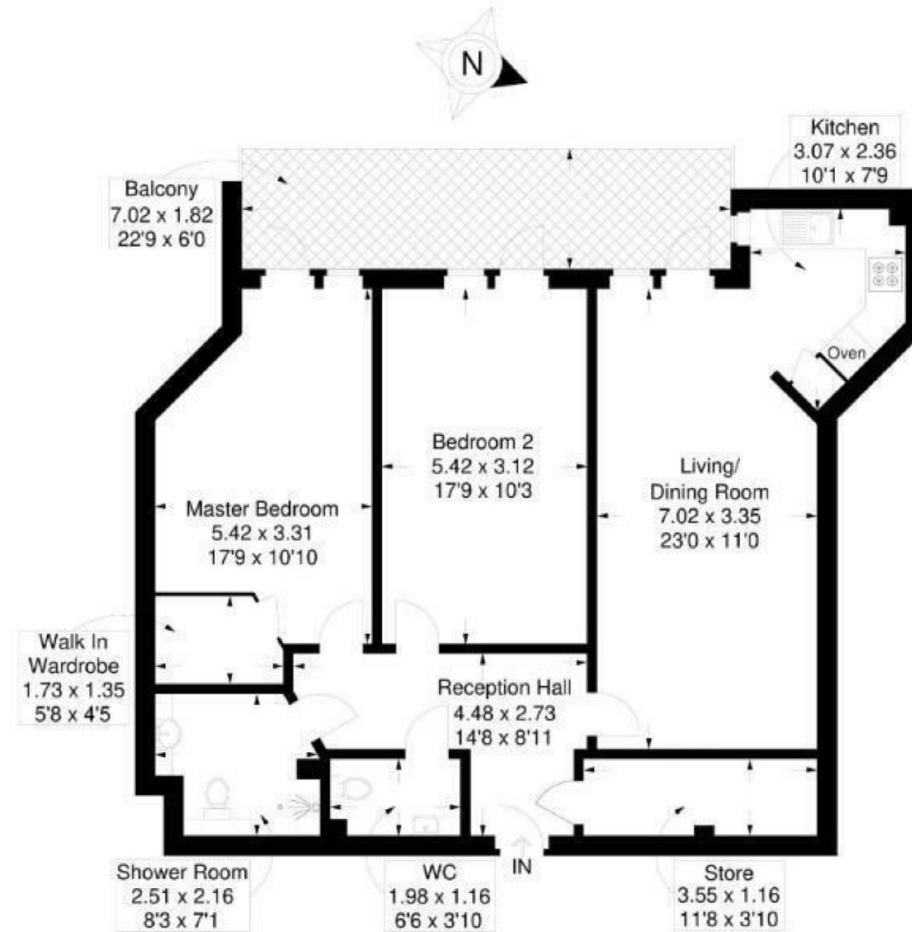
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			





Tudor Rose Court, South Parade, Southsea

Approximate Gross Internal Area = 86.9 sq m / 936 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

