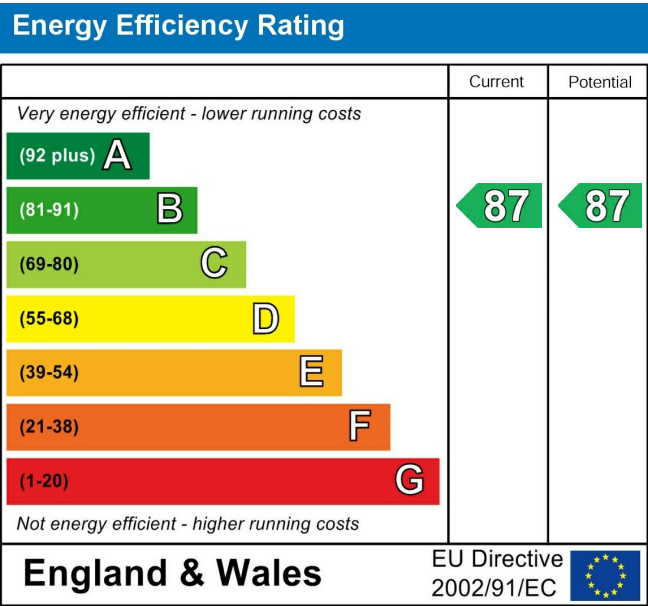
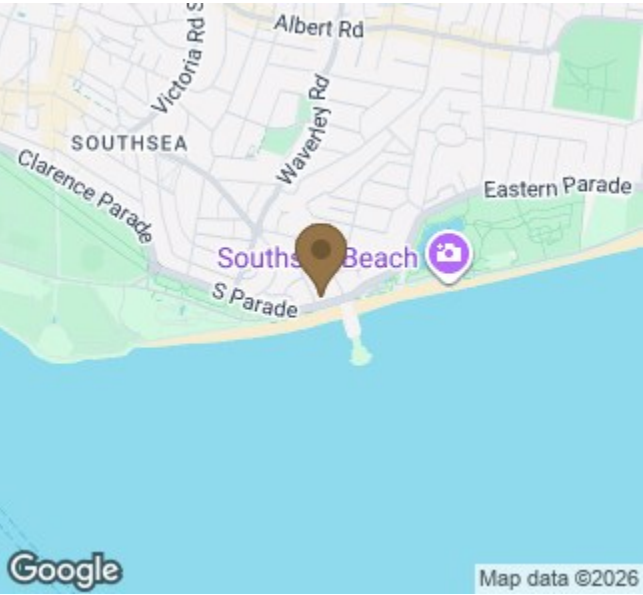
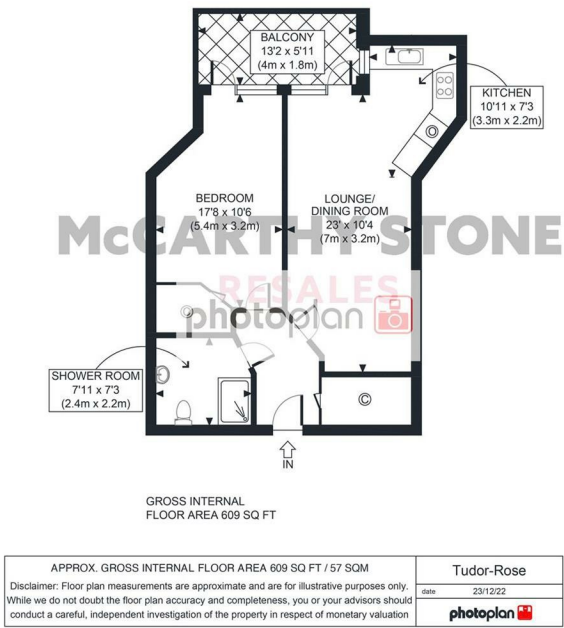




2 Tudor Rose Court

South Parade, Southsea, PO4 0DE

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 2 Tudor Rose Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £230,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- LEASE CONTACT MCCARTHY STONE RESALES FOR MORE DETAILS
- ONE BEDROOM RETIREMENT APARTMENT
- OPEN PLAN LIVING
- VERY BRIGHT AND SPACIOUS APARTMENT
- NO FORWARD CHAIN
- MUST BE VIEWED
- ON SITE WASHING MACHINE/ DRYER ROOM
- STUNNING LOCATION, OPPOSITE SOUTHSEA BEACH
- ON SITE TABLE SERVICE RESTAURANT
- FOR THE OVER 70S

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

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Registered in England and Wales No. 10716544



2 Tudor Rose Court, Southsea

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Asking price £230,000

Tudor Rose Court
Tudor Rose Court is a modern Retirement Living PLUS development located on the former site of the Savoy Buildings on South Parade. It is an ideal option for those seeking retirement apartments in Southsea and the South East. The development offers a collection of 66 modern one and two bedroom retirement apartments in close proximity to numerous local amenities with idyllic sea views from communal areas, exclusively for the over 70s. Set in a prominent location, homeowners will enjoy easy access to surrounding areas such as Portsmouth, Hayling Island, Gosport, Horndean and Emsworth. Retirement Living PLUS gives you much more than a new apartment. Homeowners can enjoy on-site facilities, including a bistro serving hot and cold meals, a wellbeing suite, a homeowners' lounge and the beautifully landscaped gardens. Residents also benefit from a friendly and helpful management team, and a sociable environment where they can really get to know their neighbours. Featuring a fully fitted and easily accessible kitchen, and a walk-in shower with slip-resistant tiling. Security and comfort is ensured for every homeowner, with intruder alarms, a camera entry system and an Estates Manager to ensure that every resident feels safe at all times within the complex. There is also wheelchair access and lifts to all floors for those with limited mobility, and 24 hour staff on-site to offer assistance to residents should they ever require it. With a convenient seafront location, close to the town centre, our Southsea development is an obvious choice for your retirement.

Apartment Summary
Enjoy a complimentary lunch when you book a tour of Tudor Rose Court!

A beautifully presented one-bedroom apartment with stunning sea views and a private walk-out balcony, ideally situated at Tudor Rose Court on the Southsea seafront. This attractive retirement apartment forms part of a McCarthy Stone Retirement Living PLUS development, offering the perfect combination of independent living, comfort and a welcoming community atmosphere. The apartment provides a well-designed living space, with the balcony offering a wonderful spot to relax and enjoy the coastal outlook. Residents can take advantage of a range of excellent on-site facilities, including a stylish bistro, perfect for enjoying meals without having to cook, and a welcoming homeowner's lounge, where regular social events and activities provide opportunities to meet neighbours and make new friends. Located directly on the seafront, Tudor Rose Court is ideally placed for enjoying everything Southsea has to offer, from scenic coastal walks and fresh sea air to local shops, cafés and amenities. Whether you're looking to enjoy a more relaxed lifestyle by the coast or seeking a comfortable retirement property with excellent facilities and a strong sense of community, this apartment offers an appealing opportunity.

Entitlements Advice and Part Exchange available

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Tudor Rose Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Care & Support
The personal care services available at Tudor Rose Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Lifestyle Services
Lifestyle Services at Tudor Rose Court are designed to make everyday life easier, giving you more time to enjoy your retirement. From help with household tasks such as

cleaning, laundry and shopping, to support with collecting prescriptions and other day-to-day errands, services can be tailored to your needs. Delivered by friendly on-site teams, Lifestyle Services provide added convenience, reassurance and flexibility, helping you maintain your independence while enjoying the lifestyle you want.

Social Lifestyle
The Communal Lounge is at the heart of the community at Tudor Rose Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Service Charge
What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service charge: £9,398.04 per annum (for financial year ending 30/06/2027)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

- Additional Information & Services**
- Superfast Fibre Broadband available
 - Mains water and electricity
 - Electric room heating
 - Mains drainage

Leasehold
Lease 999 Year lease from 1st June 2017
Ground Rent: £435 per annum
Ground Rent Review Date: June 2032

Remedial Works
McCarthy & Stone is committed to maintaining the highest standards of building safety and is currently proactively progressing a programme of planned improvement works to this Development. These include remediation to balconies and enhancements to the external wall system, helping to ensure both developments continue to meet evolving safety requirements.

The safety of homeowner is of paramount importance and therefore a Waking Watch service has been introduced to provide additional reassurance and as a precautionary measure whilst investigations continue.

McCarthy & Stone is reacting promptly to changes in legislation and industry guidance. While these works are expected to take place over the coming years, residents will continue to enjoy the benefits of a professionally managed community, with all necessary safety measures in place throughout the process.

