



**Nesbits**

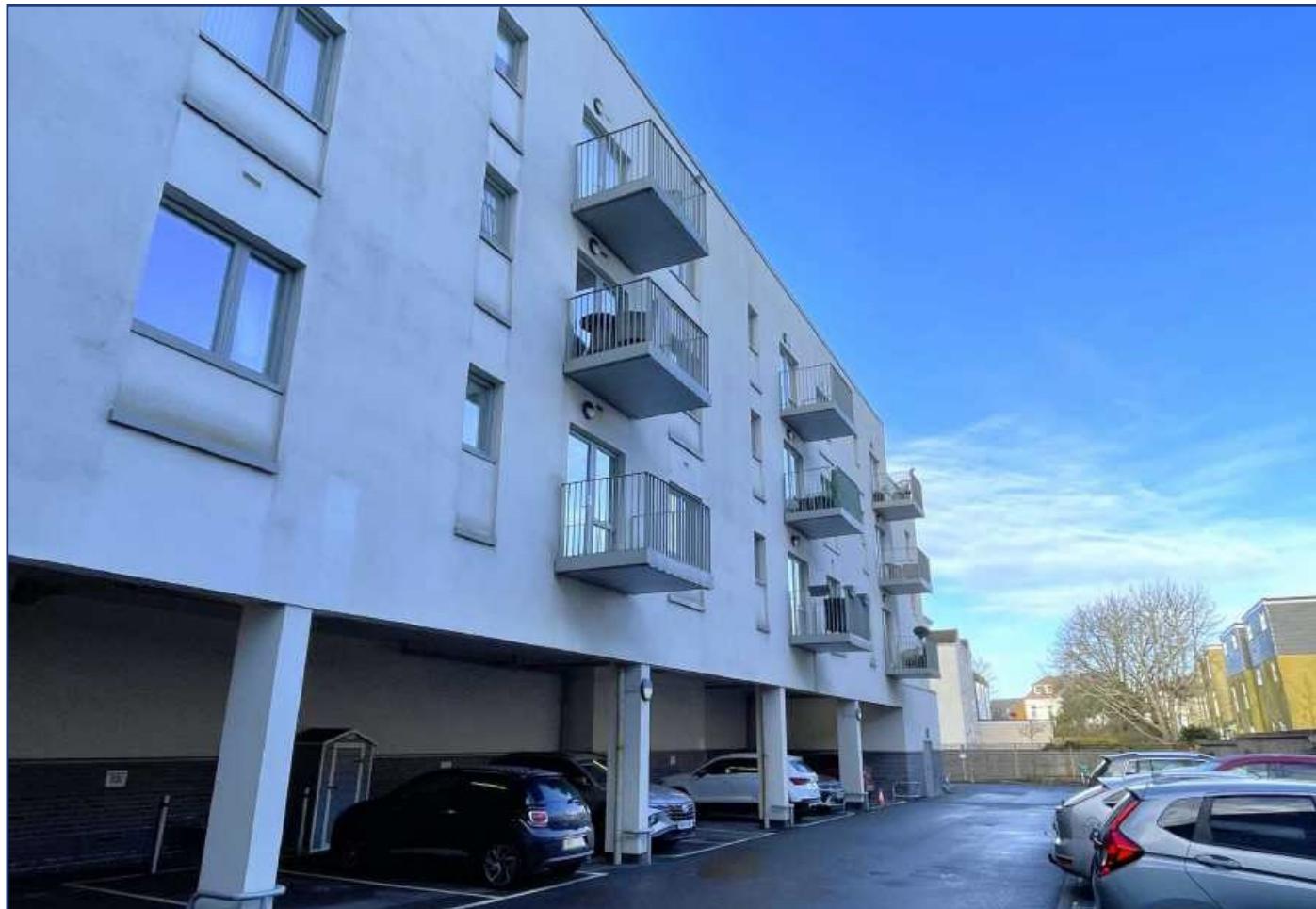
Established 1921

**Flat 16 Tudor Rose Court, South Parade, Southsea, PO4 0DE**

**Price £170,000**

## Flat 16 Tudor Rose Court, South Parade, Southsea, PO4 0DE

This spacious ONE BEDROOM FIRST FLOOR (EAST) SIDE APARTMENT represents excellent value for money and offers an opportunity to join the community living in Southsea's premier RETIREMENT complex. Built-in 2017 by the respected, specialist, national company, McCarthy Stone, 'Tudor Rose Court' occupies a prominent position 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: the open beach, Seafrot 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 (minimum age, 70 years) the building provides truly 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.



Available now to the open market with the further asset of NO ONWARD CHAIN and priced to sell, full particulars of Flat 16 are given as follows and enquiries are invited:

#### **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 16**

#### **'L'-SHAPED RECEPTION HALL**

4 recessed ceiling spotlights. Emergency pull-cord. Walk-in cloaks and storage cupboard. Walk-in airing and storage

cupboard having 'Vent-Axia' boiler, electricity meter, circuit breakers, and slatted shelves.

#### **WET ROOM & W.C.**

**8'3 x 6'4 (2.51m x 1.93m)**

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. Extractor. Vertical radiator/towel rail. Part-tiled walls.

#### **BEDROOM**

**13'4 x 10'7 (4.06m x 3.23m)**

UPVC double-glazed window to east elevation. Double built-in wardrobe with sliding, mirrored doors. Double panel radiator. Emergency pull-cord.

#### **LIVING ROOM**

**19'4 x 11'2 (5.89m x 3.40m)**

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

#### **KITCHEN**

**8'11 x 7'11 (2.72m x 2.41m)**

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 east elevation.

#### **BALCONY**

**6'10 x 4'10 (2.08m x 1.47m)**

To the building's east side, having decked floor and railed balustrade.

#### **GENERAL INFORMATION**

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

Service Charge: £8,017.65 per annum (to include: building insurance, communal cleaning/lighting and repair, 24-hour emergency call system, repair/redecoration contingency fund, and 1 hour of domestic support per week).

Ground Rent: £435 per annum.

#### **COUNCIL TAX**

Band 'C' - £1,938.59 per annum (2025-26).

#### **EPC**

Energy Rating 'B' (Floor Area 59 sq m approx).

#### **VIEWING**

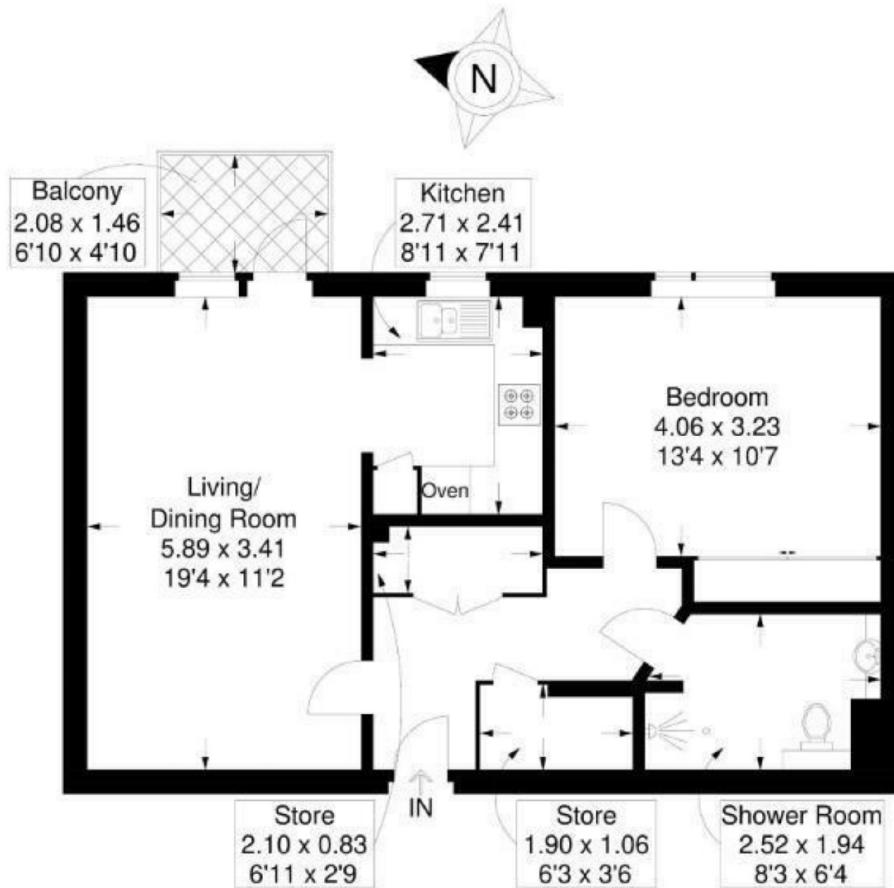
By appointment with SOLE AGENTS, D. M. NESBIT & CO. (18048/057409)





# Tudor Rose Court, South Parade, Southsea

Approximate Gross Internal Area = 58.5 sq m / 630 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	84
(69-80)	C	84
(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		

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