

8 Tudor Rose Court

South Parade, Southsea, PO4 0DE



Offers in the region of £335,000 Leasehold

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

Welcome to Tudor Rose Court, located in the charming South Parade of Southsea. This bright and spacious 2-bedroom first floor retirement living plus apartment offers stunning views and benefits from a designated parking space.

Call us on 0345 556 4104 to find out more.

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McCarthy Stone  
Resales

Tudor Rose Court, South Parade, Southsea  
Approximate Gross Internal Area  
921 Sq Ft/86 Sq M

Bedroom 1  
4.09 x 3.96  
13'5" x 13'0"  
(Maximum)

Bedroom 2  
4.10 x 3.02  
13'5" x 9'11"

Dining Area  
8.33 x 4.37  
27'4" x 14'4"  
(Maximum)

Drawing Area

Hall  
5.47 x 2.31  
17'11" x 7'7"

Store  
3.10 x 1.17  
10'2" x 3'10"

Boiler

Kitchen

Dressing Room  
1.75 x 1.35  
5'9" x 4'5"  
(Maximum)

Shower Room  
2.49 x 2.15  
8'2" x 7'1"  
(Maximum)

W.C.  
1.96 x 1.16  
6'5" x 3'10"

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(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	

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

**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 that can assist with service charges or living costs.
- 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.

**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.

Every apartment features 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.

**Hallway**  
With a solid entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in airing cupboard light and shelving. Providing access to the WC, shower room, bedrooms and living/ dining/ kitchen.

**WC**  
Vitra comfort close-coupled WC, pedestal wash hand basin with mirror above.

**Shower Room**  
Modern white suite comprising of a Vitra comfort close-coupled WC, vanity wash-hand basin with mirror, shower cubicle with a thermostatically controlled shower on an adjustable slide. Partly tiled walls and ceramic flooring, electric heated towel rail, grab rails, emergency pull cord and ceiling spot lights.

**Bedroom One**  
A well-proportioned double bedroom. Large walk-in wardrobe with hanging rails and shelving, emergency pull-cord, fitted carpets. Ceiling lights, TV and telephone points.

**Bedroom Two**  
Spacious second bedroom, Ceiling lights, TV point, Fitted carpets, emergency pull cord.

**Living/ Dining Room/ Kitchen**  
A spacious, bright and thoughtfully designed Living/Dining room. TV and BT points, fitted carpet, flowing into kitchen, with a sea view of the Solent and the Isle of Wight. There is an excellent range of wall and base units with contrasting worktops incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed ceramic hob, built in microwave with a stainless-steel chimney extractor hood over, electric oven, concealed fridge and freezer. Tiled splash-back and ceiling spot light fittings. Ceramic tiled flooring.



## 2 Bed | £335,000

**Service Charge (Breakdown)**

- 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. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £12,019.33 for financial year ending 30/06/2026.

**Leasehold**  
999 Year lease from 2017  
Ground Rent £510 per annum  
Ground Rent review: Jun-32

**Parking**  
An allocated parking bay in included with this sale.

**Additional Services and Information**

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

