

TUDOR ROSE COURT

SOUTHSEA | HAMPSHIRE | PO4 0DE



£275,000
Leasehold

- Fabulous Two Bedroom Retirement Apartment
- Luxurious Five Star Retirement Complex
- Residents Lounge & Restaurant with Sea Views
- Quality Fitted Kitchen Complete with Appliances
- Highly Requested 70+ Retirement Complex
- Master Bedroom with Ensuite
- Offered with No Forward Chain
- Viewing Advised!



In Brief

We have pleasure in marketing for sale this very spacious two bedroom apartment situated on the **FOURTH** floor of this **LUXURIOUS** retirement complex located on Southsea's Sea Front.

Designed for the over 70's with residents benefiting from McCarthy & Stones's retirement living plus package, this five star development features an **IMPRESSIVE** residents lounge, subsidised bistro, wellbeing suite, guest suite, communal laundry and mobility scooter park.

Occupying the north east side, the apartment offers a fabulous **BALCONY** spanning the entire length of the apartment and enjoys rooftop views of the city and is accessed from both the living room and both bedrooms.

With lift service from the **SECURE** main reception, the apartment comprises; entrance hall with useful walk-in store room, living/dining room, well equipped kitchen with **INTEGRATED** appliances, two double bedrooms, one with ensuite and a separate adjoining shower room.

With no forward chain, we would highly recommend viewing at the earliest opportunity.

£275,000

KEY FACTS

Tenure: Leasehold

Term: 993 years remaining

Ground Rent: £510.00 per annum

Service Charge: £11,414.28 per annum

EPC Rating: 'B'

Council Tax Band: 'D'



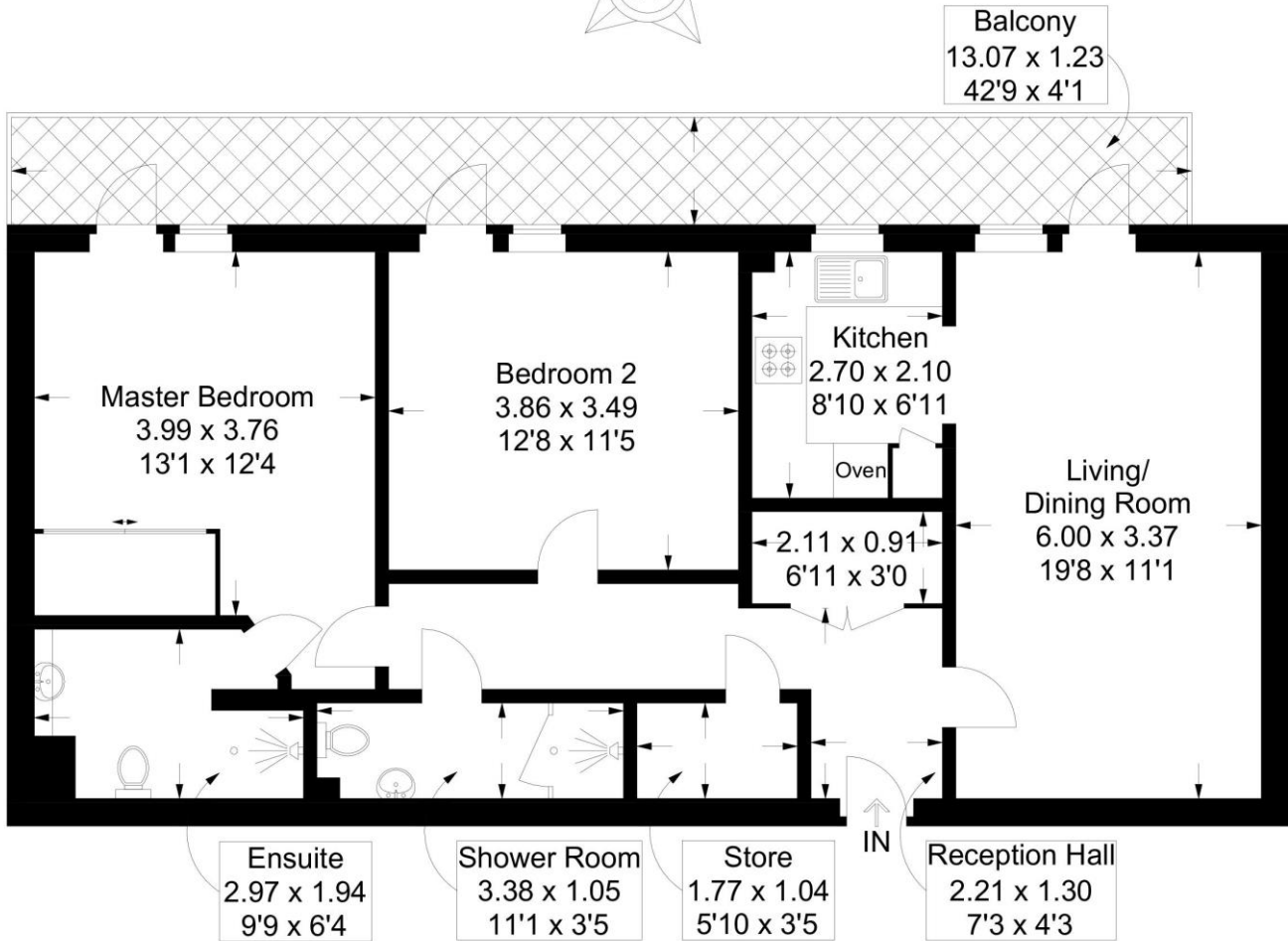
TUDOR ROSE COURT

SOUTHSEA | HAMPSHIRE | PO4 0DE



Tudor Rose Court, South Parade, Southsea

Approximate Gross Internal Area = 81.9 sq m / 882 sq ft



Fourth 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.

Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marmion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

www.fryandkent.com