



Nesbits

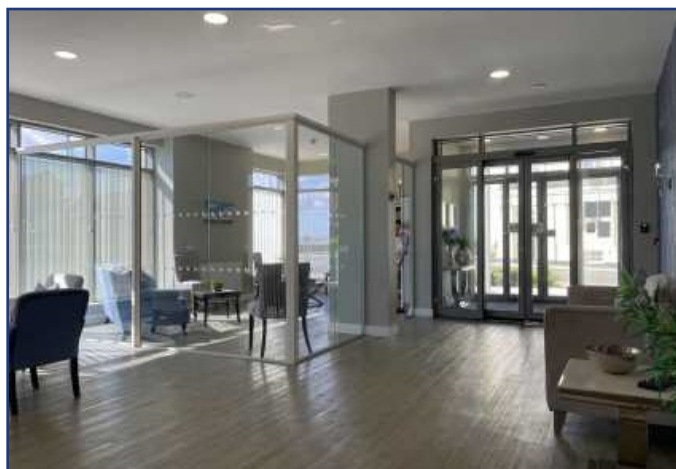
Established 1921

Flat 60 Tudor Rose Court, South Parade, Southsea, PO4 0DE

Price £295,000

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A truly first-class opportunity to purchase a select southern-facing ONE BEDROOM 5th FLOOR RETIREMENT APARTMENT (70-plus) in prestigious "Tudor Rose Court", with BREATHTAKING SEA VIEWS from its Living Room, Bedroom and large Sun Terrace, and having exceptional communal amenities. Built in 2017 by the 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: Seafront leisure and recreation, shops and eateries, bus services, main-line stations, and the many attractions of nearby historic Old Portsmouth. Designed for the comfort and enjoyment of its retired owners, the building offers 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 serving hot and cold meals.



Flat 60's elevated 5th floor position at the front of the building gives to its living room, bedroom and generous sun terrace a quite delightful outlook encompassing: the promenade and open beach, South Parade Pier, The Solent, The Isle of Wight and Hayling Island to the east - a fascinating and ever-changing panorama. Available now to the open market with the further asset of NO ONWARD CHAIN, full details of this superior and desirable opportunity are given as follows and early inspection is recommended:

MAIN ENTRANCE

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

LOBBY

Further automatic doors to:

RECEPTION AREA

With seating and access to Manager's Office.

INNER LOBBY

Stairs and twin lifts to upper floors.

FIRST FLOOR

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





dryers and ironing facilities.

FLAT 60

ENTRANCE HALL

11'8 x 4'10 (3.56m x 1.47m)

Built-in cupboard housing electricity meter, circuit breakers and 'Vent-Axia' air circulator.

WET ROOM & W.C.

8'2 x 7'2 (2.49m x 2.18m)

Stylish white suite comprising: semi-inset handbasin with mixer tap plus cupboards under, low flush w.c. with concealed cistern, walk-in shower. Vertical radiator/towel rail. Emergency pull-cord.

DOUBLE BEDROOM

15'10 x 10'6 (4.83m x 3.20m)

Double built-in wardrobe and storage



cupboard with sliding, mirrored doors. Single panel radiator. Full-height double-glazed window; adjacent similar door to Sun Terrace.

LIVING ROOM

17'5 x 10'6 (5.31m x 3.20m)

Double panel radiator. Full-height double-glazed window; adjacent similar door to Sun Terrace. Through to:

KITCHEN

8'11 x 6'10 (2.72m x 2.08m)

Fitted and equipped with a generous range of base and wall cupboards, work surfaces with matching upstand, single drainer stainless steel inset sink with mixer tap, electric oven, microwave, 4-ring ceramic hob with extractor canopy, 'fridge/freezer. Tiled floor.

SUN TERRACE



22'4 x 7'5 (6.81m x 2.26m)

Commanding panoramic views, having a decked floor, and being set behind a solid wall for shelter and privacy.

GENERAL INFORMATION

Tenure: 999 years leasehold from 1st June 2017 (991 years remaining).

Service Charge: £9,148.32 p.a., 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: £435 p.a.

Council Tax: Band 'C' - £2,037.07 per annum (2026-27).

EPC

Energy Rating 'B' (Floor Area 53 sq m approx).



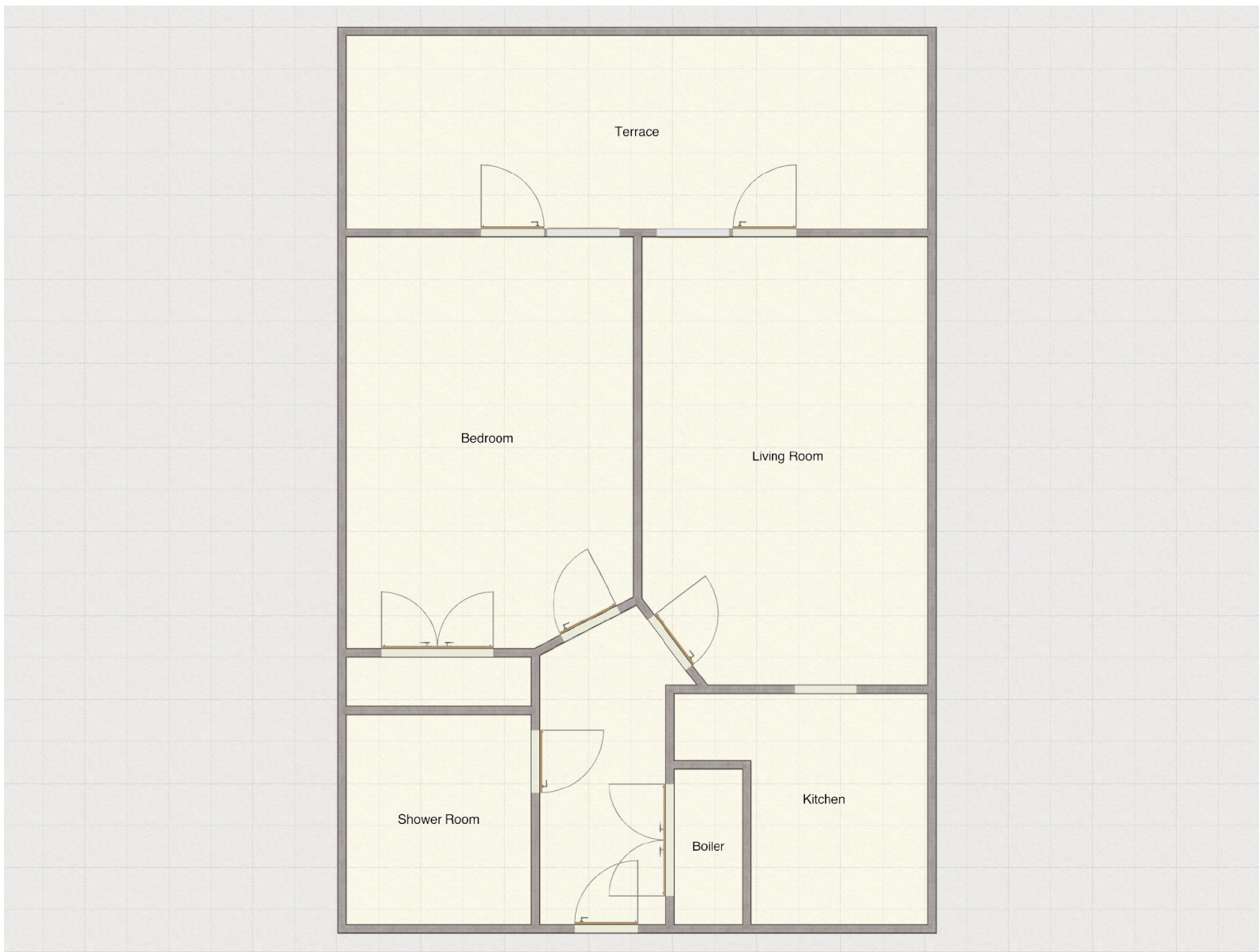
VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(18009/054395)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	85	85
(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			







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