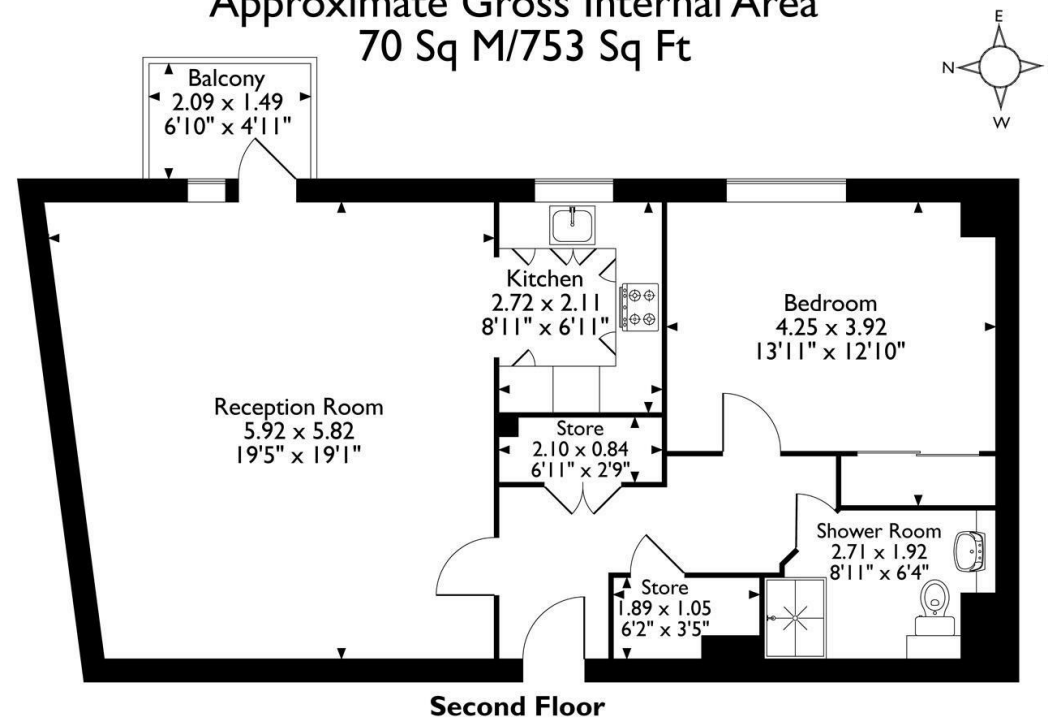


Tudor Rose Court, Flat 32, South Parade, Southsea
Approximate Gross Internal Area
70 Sq M/753 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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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32 Tudor Rose Court

South Parade, Southsea, PO4 0DE



Asking price £250,000 Leasehold

A bright and spacious ONE bedroom apartment situated on the SECOND floor with lift access. This apartment boasts a modern, open planned kitchen, spacious living area with access to a walk out balcony, shower room and double bedroom. Tudor Rose Court, a McCarthy Stone retirement living PLUS development is nestled in Southsea and features a on-site BISTRO, homeowner's lounge where SOCIAL events take place and sea views from communal areas.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

South Parade, Southsea

Summary
Tudor Rose Court is a modern Retirement Living PLUS development on Southsea seafront with easy access to the promenade, cafes, restaurants and shops. An ideal option for those seeking a retirement with a view 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. If family members or friends wish to extend their stay they can book the beautifully appointed Guest Suite. 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 location close to the town centre, our Southsea development is an obvious choice for your retirement.

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.

Entrance Hall
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. Doors lead to living room, bedroom and shower room.

Living Room with Balcony
A bright and spacious living room benefiting from a glazed door which opens onto the walk out balcony, perfect for a bistro table. There is ample room for dining and comfortable seating. Ceiling lights, raised electrical sockets, wall mounted heaters, TV and BT points, fitted carpet.

Kitchen
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 and splashback with a stainless-steel chimney extractor hood over, waist height electric oven, built in microwave oven, concealed fridge and freezer, ceiling spot light fittings. Ceramic tiled flooring and window looking out along the beach.

Double Bedroom
Well-proportioned double bedroom, neutrally decorated and carpeted throughout. Walk-in wardrobe with hanging rail, shelving, emergency 24/7 pull-cord for peace of mind.

Shower Room
Modern white suite comprising of a Vitra comfort close-coupled WC, vanity wash-hand basin with cupboard unit below and worktop over with mirror, strip light and shaver point, walk-in level access shower with a thermostatically controlled shower on an adjustable slide, grab rails. Part tiled walls and ceramic flooring, electric heated chrome ladder style towel rail, emergency pull cord and ceiling spot lights.

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



1 Bed | £250,000

- 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

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

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

Leasehold
999 Year lease from the 1st June 2017
Ground Rent: £435 per annum
Ground Rent review date: June 2032

Moving Made Easy & Additional Information
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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

