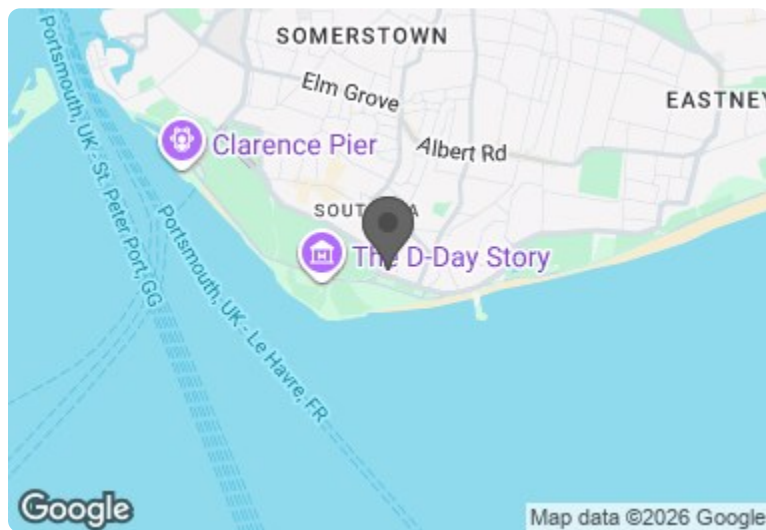


APPROX. GROSS INTERNAL FLOOR AREA 609 SQ FT / 57 SQM	Tudor-Rose
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 23/12/22
	photoplan

Council Tax Band: C



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	

2 Tudor Rose Court

South Parade, Southsea, PO4 0DE

PRICE REDUCED



PRICE REDUCTION

Asking price £294,000 Leasehold

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

A well presented ONE BEDROOM apartment boasting SEA VIEWS from the walk out BALCONY. Tudor Rose Court, a McCarthy Stone Retirement living PLUS development is nestled in Southsea directly on the sea front. The development features an on-site bistro and homeowner's lounge where social events take place. *ALLOCATED PARKING SPACE INCLUDED*

Call us on 0345 556 4104 to find out more.

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you



Tudor Rose Court, South Parade, Southsea,

1 Bed | £294,000

**PRICE
REDUCED**

****Please note that the development is currently subject to an immediate evacuation policy following the failure of external wall testing. A Waking Watch is in place while further investigations are undertaken. The development is also undergoing a programme of remediation works to the balconies and external wall system, which are likely expected to continue for the next 3 years. ****

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.

Featuring 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, bedroom and living/ dining/ kitchen.

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 with Balcony

A well-proportioned double bedroom. Large walk-in wardrobe with hanging rails and shelving, emergency pull-cord. Ceiling lights, TV and telephone points. Access to the balcony via a double glazed patio door.

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, 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.

Living/ Dining Room with Balcony

A spacious, bright and thoughtfully designed Living/Dining room. TV and BT points, flowing into kitchen. Access to the balcony via a double glazed patio door, with a sea view of the Solent and the Isle of Wight.

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

Service charge: £9,148.36 per annum (for financial year ending 30/06/2026)

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.

Leasehold

Lease 999 Year lease from 1st June 2017
Ground Rent: £435 per annum
Ground Rent Review Date: June 2032

Additional Information & Services

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

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 .

- 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.



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