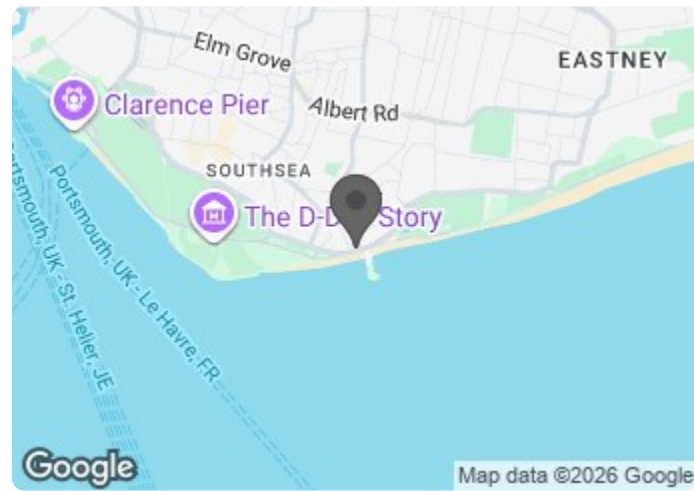


Total floor area 92.3 sq.m. (994 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: D



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	

26 Tudor Rose Court

South Parade, Southsea, PO4 0DE



Asking price £290,000 Leasehold

A well presented TWO BEDROOM THIRD floor apartment with SEA VIEWS. Tudor Rose Court, A McCarthy Stone retirement living PLUS development is nestled in Southsea and boasts a bistro,

Call us on 0345 556 4104 to find out more.

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# Tudor Rose Court, South Parade, Southsea, Hampshire, PO4 0SS

## Summary

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 location close to the town centre, our Southsea development is an obvious choice for your retirement.

## Lounge with balcony and side sea views

Living/Dining room of good proportions with patio door and windows to side giving access to a large balcony. TV and BT points, fitted carpet, opening into kitchen.

## 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, 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.

## Master Bedroom

With patio door to large balcony, well-proportioned double bedroom. Walk in wardrobe with hanging rails and shelving, emergency pull-cord, fitted carpets.

## WC

Tiled with slip resistant floor tiling, Underfloor heating and grab rails. WC and Vanity unit with sink, heated towel rail, and shaver socket. Emergency pull cord.

## 2 bed | £290,000

## Bedroom 2.

Spacious second bedroom which could be utilised as a dining area, hobby room or study. Ceiling lights, TV point, Fitted carpets.

## Shower Room

Modern white suite comprising; a Vitra comfort close-coupled WC, vanity wash-hand basin with mirror, walk in shower, 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.

## 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 pa to end of financial year 30/06/2026

## LEASEHOLD

999 Year lease from 2017

Ground Rent £435

Ground rent review: 2032

