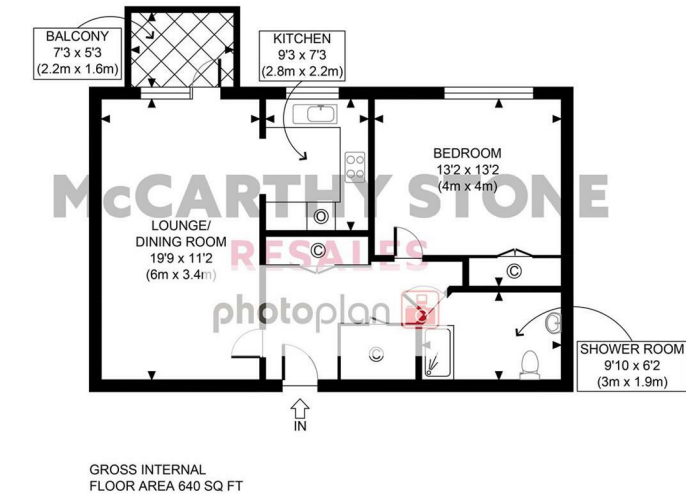
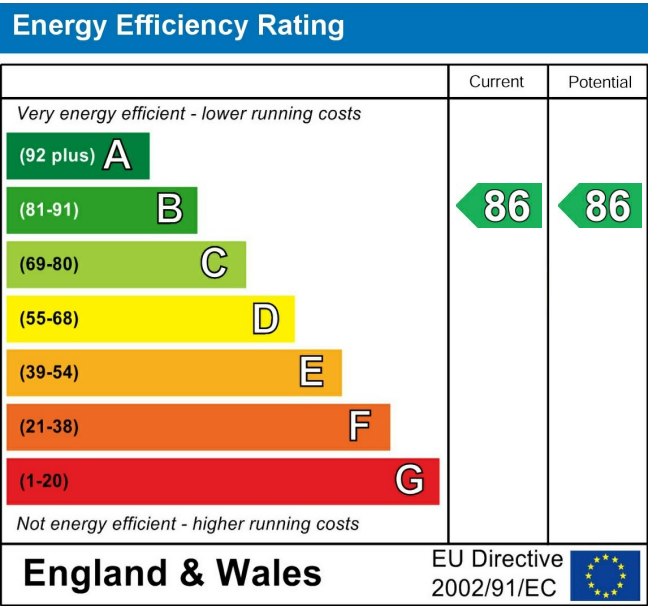
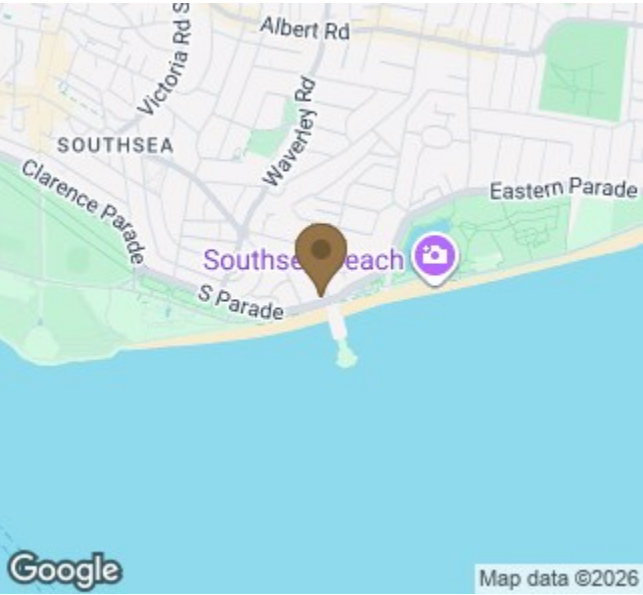




|                                                                                                                                                                                                                                                                                       |               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| APPROX. GROSS INTERNAL FLOOR AREA 640 SQ FT / 59 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 10/01/23 |
|                                                                                                                                                                                                                                                                                       | photoplan     |



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. 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, wasted time or travel expenses. The details contained within this brochure 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 download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited  
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Registered in England and Wales No. 10716544



## 31 Tudor Rose Court

South Parade, Southsea, PO4 0DE

1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 31 Tudor Rose Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £140,000  
Leasehold

0345 556 4104  
resales@mccarthyandstone.co.uk  
mccarthyandstoneresales.co.uk

### Why you'll love living here:

- BEAUTIFULLY BRIGHT & SPACIOUS Retirement Apartment - lovingly maintained and offered in GREAT CONDITION.
- Walk out balcony
- Estate Manager & 24 hour emergency call system & video entry system - for peace of mind.
- Coastal inspired landscaped gardens with seating - Communal lounge where social events take place
- Bistro style in-house restaurant
- Close proximity to local amenities & Town centre
- Wellness suite/hairdressing salon
- Excellent Communal facilities including laundry room
- Mobility scooter store + Lifts to all floors
- Guest suite for family or friends

McCarthy & Stone  
Resales.

★ Trustpilot ★★★★★ Rated Excellent

31 Tudor Rose Court, Southsea

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Asking price £140,000

**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 opening door with a balcony. 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, dishwasher, concealed fridge and freezer, ceiling spot light fittings. Ceramic tiled flooring and window.

**Bedroom**  
Well-proportioned double bedroom. Walk-in wardrobe with hanging rail, shelving, emergency pull-cord, fitted carpets.

**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.

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

**Additional Information & Services**

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

**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: £9,398.04 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.

**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 that can assist with service charges or living costs.
- 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.

**Parking**  
This property does not come with an allocated parking space.

A photograph of a modern bedroom interior. It features a double bed with a blue and white patterned duvet and pillows. On either side of the bed are wooden bedside tables with lamps. A large window with a white frame is visible in the background. The room is carpeted and has a modern, clean aesthetic.

A photograph of a modern bathroom interior. It features a white vanity unit with a sink and a mirror above it. A white toilet is visible to the right. The walls are covered in white tiles, and there is a small potted plant on the vanity. The room is well-lit and has a clean, modern look.

A photograph of an outdoor balcony area. It features wooden decking and a glass roof structure. There are wooden benches and a small table on the balcony. The view outside shows other buildings and a clear sky.

A photograph of a modern living room interior. It features a blue sofa, a large window with a white frame, and a wooden coffee table. The room is carpeted and has a modern, clean aesthetic.

A photograph showing a view from the balcony of the property. It features a glass door leading out to a balcony with a white railing. The view outside shows other buildings and a clear sky.

A photograph of a communal dining area. It features several tables and chairs, a large window, and a modern, clean aesthetic. The room is well-lit and has a modern, clean look.

A photograph of a communal lounge area. It features several sofas and armchairs, a large window, and a modern, clean aesthetic. The room is well-lit and has a modern, clean look.