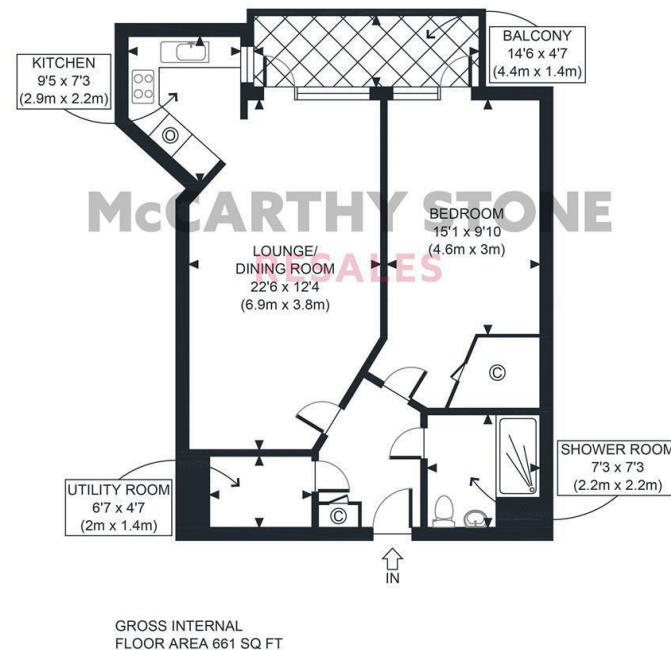


## 9 Savoy House

South Parade, Southsea, PO4 0BW

PRICE REDUCED



APPROX. GROSS INTERNAL FLOOR AREA 661 SQ FT / 61 SQM	Savoy House
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 16/12/21
	photoplan

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £285,000 Leasehold

A well presented ONE bedroom apartment situated on the SECOND floor with lift access. This apartment boasts a modern kitchen with integrated appliances, spacious living area with ample room for dining, a WALK-OUT BALCONY, double bedroom and modern bathroom. Savoy House, a McCarthy Stone retirement development is nestled in Southsea and features a Homeowner's lounge where SOCIAL EVENTS take place and is located on the seafront.

\*Entitlements Advice and Part Exchange available\*

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 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.



# Savoy South Parade, Southsea, Hampshire,

1 Bed | £285,000

PRICE  
REDUCED

## SUMMARY

Savoy House is a modern Retirement Living 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 31 modern one and two bedroom apartments in close proximity to numerous local amenities with idyllic sea views from the apartment. Set in a prominent location, homeowners will enjoy easy access to surrounding areas such as Portsmouth, Hayling Island, Gosport, Horndean and Emsworth. With a convenient location close to the town centre, our Southsea development is an obvious choice for your retirement.

The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard containing plumbed in 'Bosch' Washer/Dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

## LIVING/DINING ROOM AND BALCONY

A well-proportioned lounge benefitting from access to a large balcony. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Glazed patio door with windows to side leads onto the decked balcony with side views of the seafront.

## KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven and microwave, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting. Window with seafront view.

## BEDROOM

Spacious double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Patio door with

windows to side opening onto the large balcony.

## BATHROOM

Modern fitted suite comprising of low level bath, mixer taps, wall mounted shower attachment and grab rails. (Present owner had bath installed, can easily revert back to a level access shower) WC, vanity unit with wash basin and mirror above. Shaving point and heated towel rail.

## 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

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,456.69 per annum (for financial year end 30/06/2026).

## LEASEHOLD

Leasehold 999 Years From 2017  
Ground Rent £425. reviewed 06/2032

## Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Mains drainage

