



McCarthy & Stone

RESALES



27 Savoy House South Parade, Southsea, PO4 0BW
Asking price £535,000 Leasehold

For further details
please call 0345 556 4104

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An exceptionally well-proportioned two bedroom retirement apartment with three patio doors opening onto the a wrap-around balcony with Southerly and Easterly panoramic views. The balcony gives stunning views of the beach, Pier and open sea beyond.

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 communal areas. 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 Washing machine. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedrooms and shower room.

LIVING ROOM WITH LARGE WRAP AROUND BALCONY

An exceptionally well-proportioned living room that benefits from floor to ceiling windows and three patio doors opening onto the wonderful feature of this apartment of a wrap-around balcony with Southerly and Easterly panoramic views. The balcony gives stunning views of the beach, Pier and open sea beyond and measures approximately 61' x 31' providing a fantastic al fresco space for relaxing or entertaining. The living room has TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets and opening leading onto a separate kitchen.

KITCHEN

Fully fitted modern kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer, dishwasher and under pelmet lighting, electrically operated window.

BEDROOM 1. WITH EN-SUITE AND ACCESS TO BALCONY

Double bedroom of good proportions with a walk-in wardrobe housing rails and shelving. Floor to ceiling windows and patio door opening onto the balcony. Ceiling lights, TV and phone point. Door to en-suite shower room.

BEDROOM 2. WITH ACCESS TO BALCONY

Double bedroom with floor to ceiling windows and patio door opening onto the balcony. Ceiling lights, TV and phone point.

EN-SUITE

Modern fitted suite comprising of level access shower with fitted screen and grab rails. WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan and heated towel rail.

SHOWER ROOM

Modern fitted suite comprising of level access shower with fitted screen and grab rails. WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan and heated towel rail.

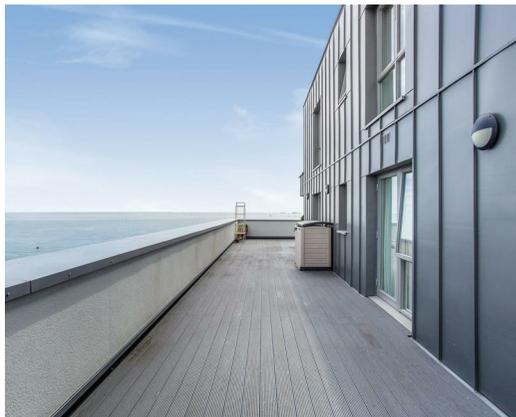
SERVICE CHARGE (BREAKDOWN)

- 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

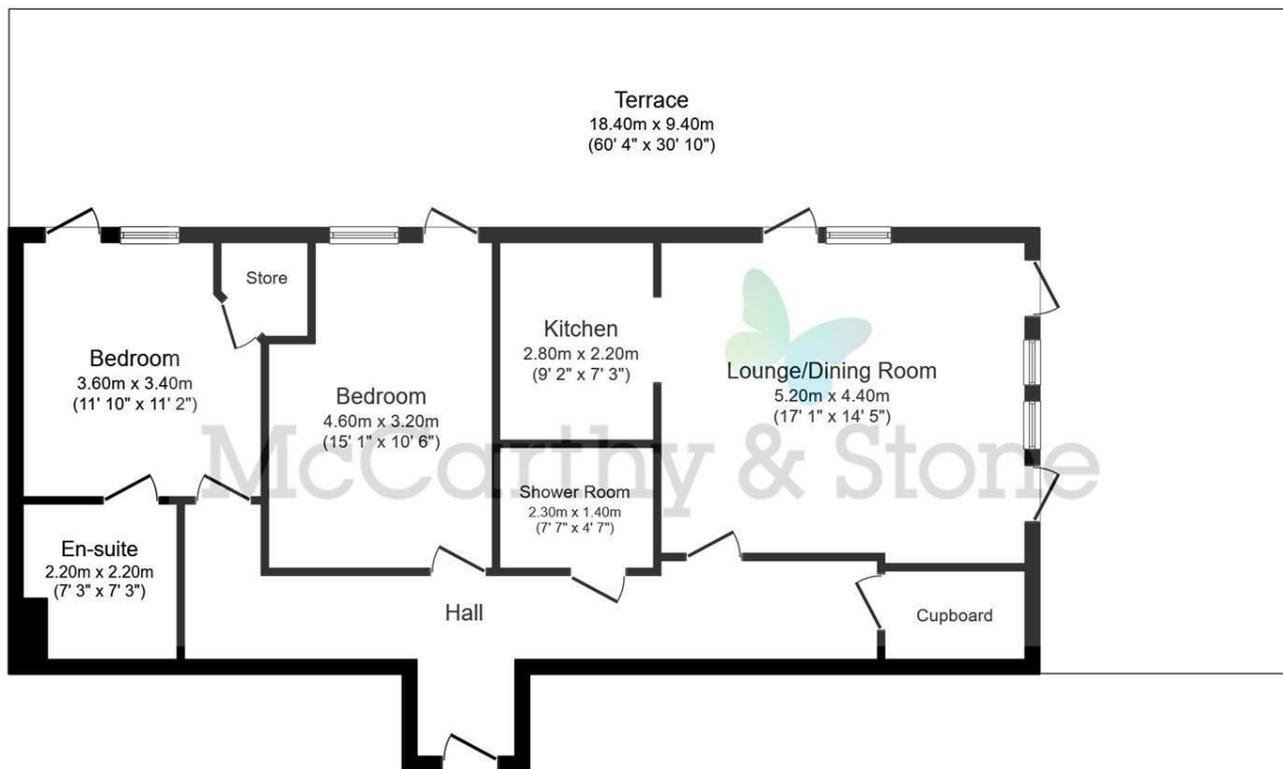
The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out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

LEASEHOLD

Leasehold 999 Years From 2017
Ground Rent £425.







Floor Plan

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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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