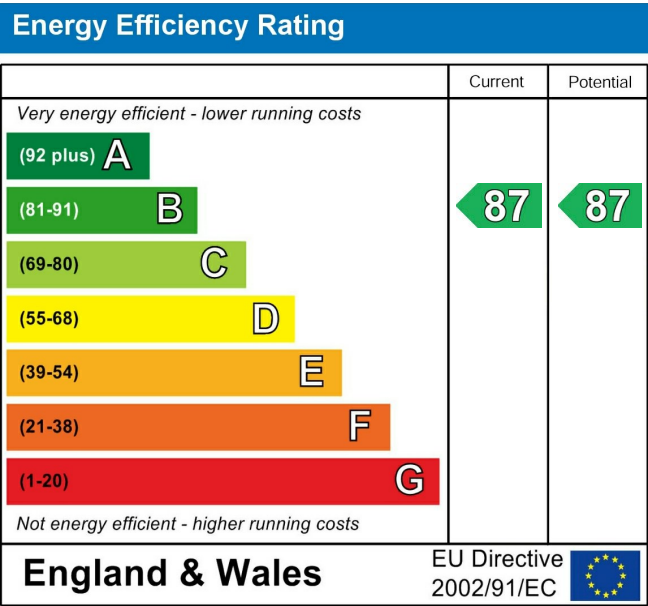
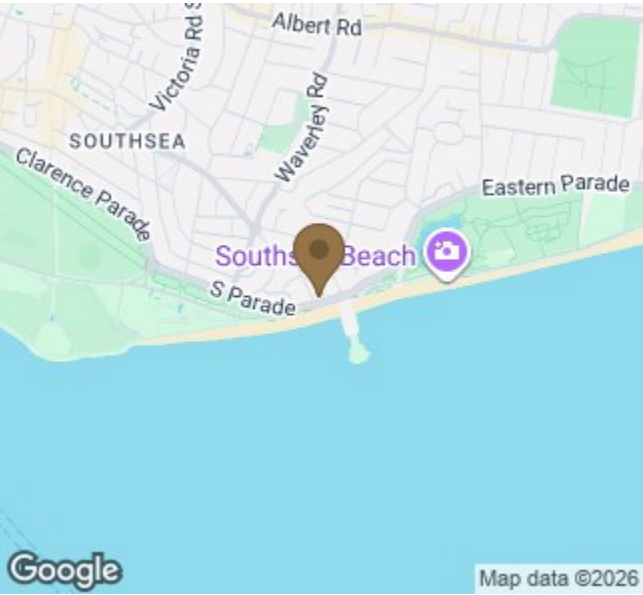
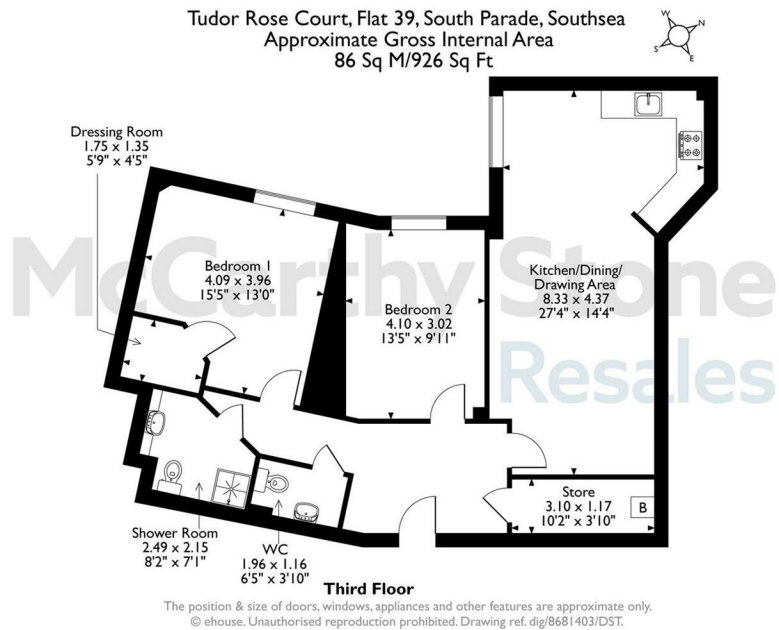




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



39 Tudor Rose Court

South Parade, Southsea, PO4 0DE

2 1 **Council Tax Band: E**

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 39 Tudor Rose Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £310,000
Leasehold

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

Why you'll love living here:

- RETIREMENT LIVING PLUS
- TWO BEDROOM RETIREMENT APARTMENT
- OPEN PLAN LIVING
- VERY BRIGHT AND SPACIOUS APARTMENT
- PARKING SPACE
- MUST BE VIEWED
- ON SITE WASHING MACHINE/ DRYER ROOM
- STUNNING LOCATION, OPPOSITE SOUTHSEA BEACH
- ON SITE TABLE SERVICE RESTAURANT
- FOR THE OVER 70S

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

39 Tudor Rose Court, Southsea

 2 |  1 | Asking price £310,000

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.

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 seafront 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.

WC
Vitra comfort close-coupled WC, pedestal wash hand basin with mirror above.

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 One
A well-proportioned double bedroom. Large walk-in wardrobe with hanging rails and shelving, emergency pull-cord, fitted carpets. Ceiling lights, TV and telephone points.

Bedroom Two
Spacious second bedroom, Ceiling lights, TV point, Fitted carpets, emergency pull cord. This room could be utilised as a hobby room, study or dining area.

Living/ Dining Room/ Kitchen
A spacious, bright and thoughtfully designed open planned Living/Dining room boasting a SEA VIEW. TV and BT points, fitted carpet, flowing into 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, microwave, concealed fridge and freezer. Tiled splash-back and ceiling spot light fittings. Ceramic tiled flooring.

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: £12,248.40 for financial year ending 30/06/2027.

Leasehold
999 Year lease from 2017
Ground Rent £510 per annum
Ground Rent review: Jun-32

Parking
An allocated parking bay is included with this sale.

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.

Additional Services and Information

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

