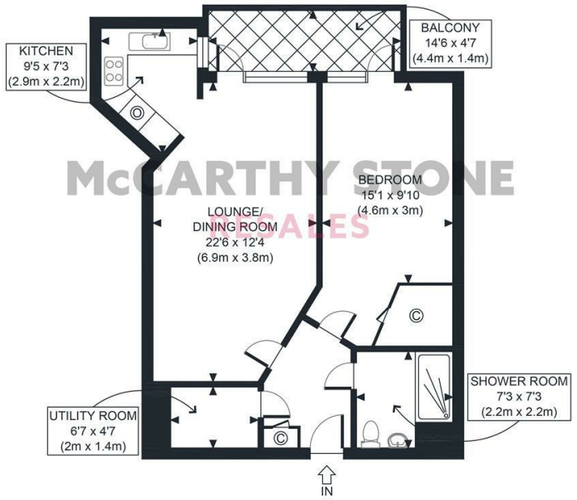
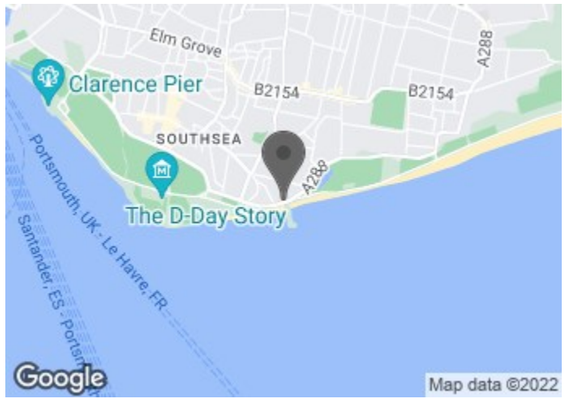
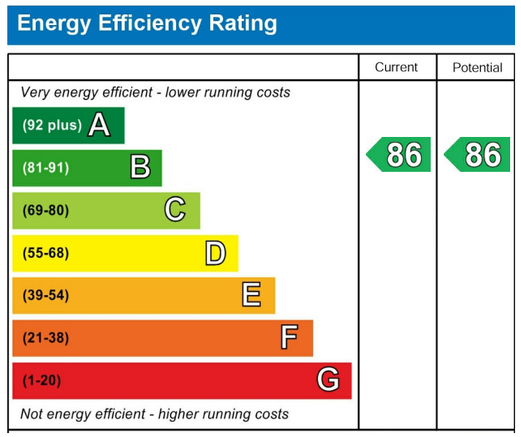


GROSS INTERNAL
FLOOR AREA 661 SQ FT

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





McCARTHY STONE
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The Property Ombudsman

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McCARTHY STONE
RESALES

16 SAVOY HOUSE

SOUTH PARADE, SOUTHSEA, PO4 0BW

A FANTASTIC one bedroom retirement apartment with SEA VIEWS situated NEXT TO THE BEACH. Benefiting from a LARGE BALCONY.

ASKING PRICE £289,990 LEASEHOLD

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SAVOY HOUSE, SOUTH PARADE, SOUTHSEA

1 BED | £289,990

SAVOY HOUSE

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.

LIVING/ DINING ROOM WITH 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 WITH BALCONY

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.

SHOWER ROOM

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

UTILITY ROOM

The utility room is accessed via the hallway and provides space and plumbing for a washing machine and tumble dryer. Also additional space for storage of coats, shoes and cleaning apparatus.

CAR PARKING

This apartment comes with its own parking space included within the asking price.

LEASE

Leasehold 999 Years From 2017
Ground Rent £425.
Ground Rent Review: June 2032

SERVICE CHARGE

- 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: £2,582.22 p.a (for financial year end 30/06/2022).