

McCARTHY STONE RESALES

39 TUDOR ROSE COURT SOUTH PARADE, SOUTHSEA, PO4 0DE



APPROX. GROSS INTERNAL FLOOR AREA 936 SQ FT / 87 SQM	Tudor Rose Court
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 22/07/21
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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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.

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An extremely well presented two bedroom retirement apartment for the over 70s. Situated in a stunning location, a stones throw from the beach.

ASKING PRICE £350,000 LEASEHOLD

For further details, please call **0345 556 4106**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

SOUTH PARADE, SOUTHSEA

2 BED | £350,000

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.

HALLWAY

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. Providing access to the WC, shower room, bedrooms and living/ dining/ kitchen.

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.

LIVING/ DINING ROOM/ KITCHEN

A spacious, bright and thoughtfully designed Living/Dining room. TV and BT points, fitted carpet, flowing into kitchen, with a sea view of the Solent and the Isle of Wight. 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, built in microwave

with a stainless-steel chimney extractor hood over, electric oven, 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.

LEASEHOLD

999 Year lease from 2017
Ground Rent £510

PARKING

An allocated parking bay is included with this sale.

