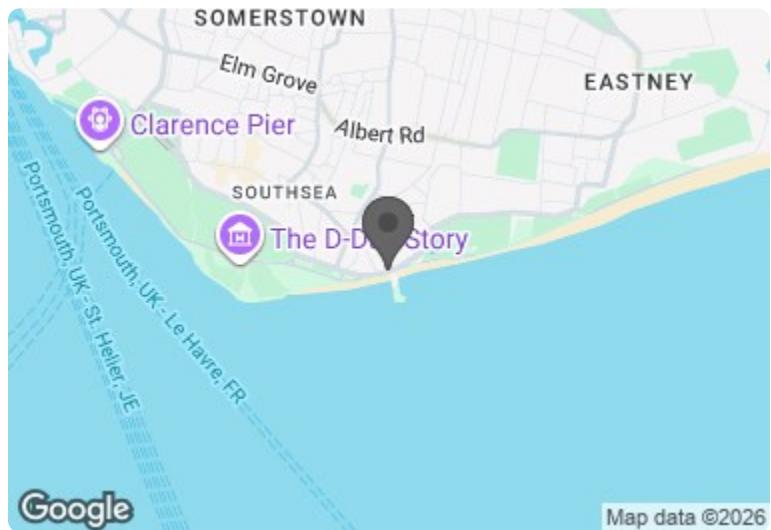


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C

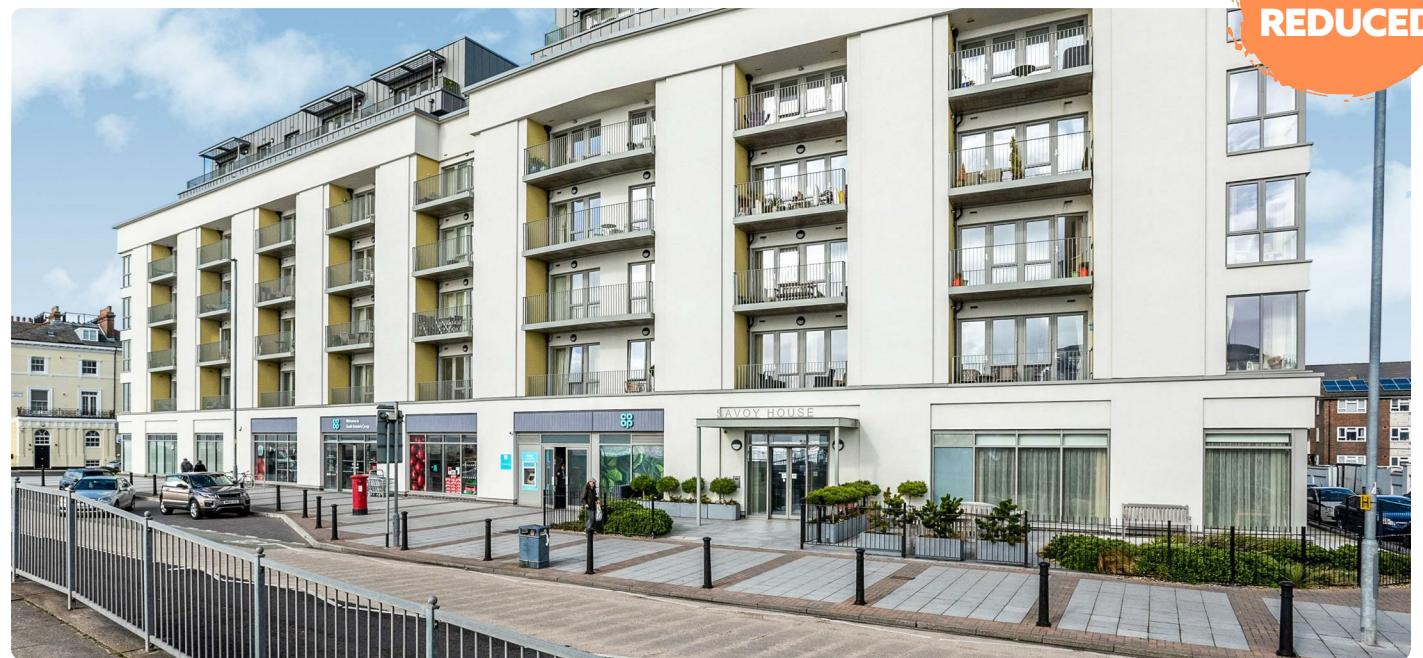


| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | 86 | 86 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.

PRICE
REDUCED

1 Savoy House
South Parade, Southsea, PO4 0BW



PRICE REDUCTION

Asking price £259,950 Leasehold

A charming one-bedroom retirement living apartment in the coastal development of Savoy House, located on South Parade in Southsea. This property boasts a delightful walk-out balcony and is located a stone's throw away from the promenade, this apartment offers a peaceful and scenic lifestyle by the sea.



Call us on 0345 556 4104 to find out more.

South Parade, Southsea, Hampshire, PO4

1 Bed | £259,950

PRICE
REDUCED

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.

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.

SHOWER ROOM

Modern fitted suite comprising of Level access shower with 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)

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including

window cleaning, gardening and upkeep of the building exteriors and communal areas

- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,456.69 per annum (up to financial year end 30/06/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

LEASEHOLD

Leasehold 999 Years From 2017

Ground Rent £425.

Ground rent review: Jun-32

Additional Information and Services

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

