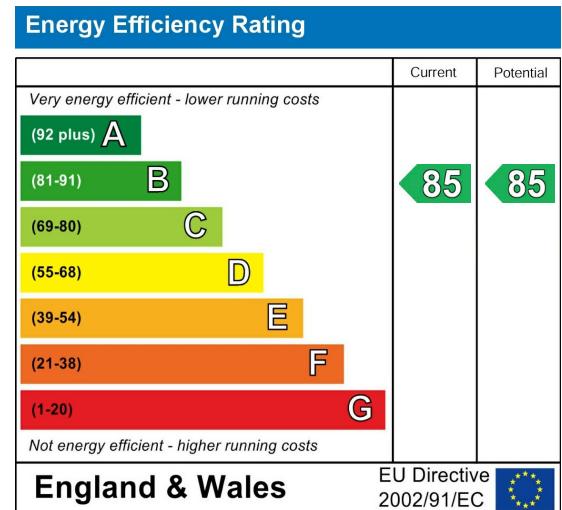
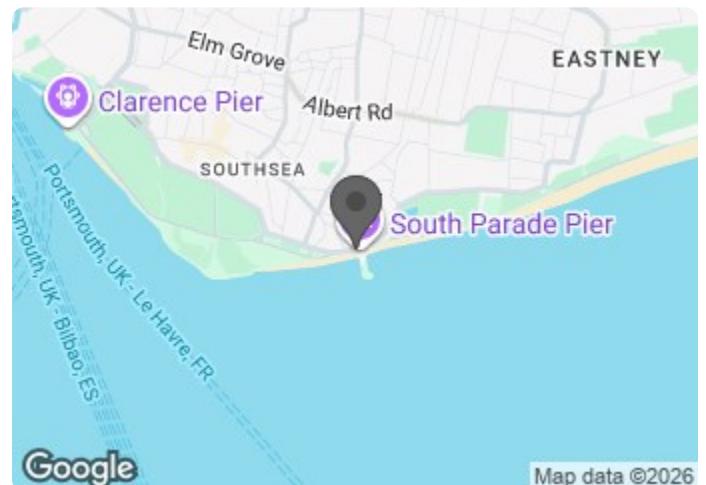


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The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: C**



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## 6 Savoy House

South Parade, Southsea, PO4 0BW



**Asking price £305,000 Leasehold**

BEAUTIFUL one bedroom retirement apartment with STUNNING PANORAMIC SEA VIEWS from BOTH THE BEDROOM AND LIVING AREA WITH ACCESS VIA THE PRIVATE BALCONY.

- Set in the prestigious Savoy House -



**Call us on 0345 556 4104 to find out more.**

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# Savoy House, South Parade, Southsea, PO4 0BW

## 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.



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# 1 Bed | £305,000

## Lease Information

Leasehold 999 Years From 2017

Ground Rent £425.

Ground rent review: Jun-32

## Service Charge

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 01/07/2026).

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).



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