

TUDOR ROSE COURT

SOUTH PARADE | SOUTHSEA | PO4 0DE



GUIDE PRICE £200,000 Leasehold

- Delightful Second Floor One Bedroom Apartment
- Highly Requested 70+ Retirement Complex
- Outstanding Seafront Location Close to Amenities
- Excellent Bistro & Residents Lounge on First Floor
- 19ft x 11ft Living/Dining Room with Balcony
- Quality Fitted Kitchen Complete with Appliances
- Double Bedroom with Mirrored Wardrobe : Shower Room
- No Forward Chain : Must be seen





In Brief

We have pleasure in marketing for sale this **DELIGHTFUL** one bedroom apartment situated on the second floor of this **STUNNING** retirement complex located on Southsea sea front.

The apartment comes complete with the McCarthy & Stone retirement living plus package which is specifically designed for the over 70's and includes a subsidised bistro, residents lounge with panoramic views over The Solent and Isle of Wight, Wellbeing suite, guest suite, mobility scooter park along with a weekly domestic service with extended hours available to suit.

Located on the internal eastern side of the development, the apartment, with dual lift service from the main reception with 24 hour on-site management, features a 19ft x 11ft living/dining room with **BALCONY**, fitted kitchen complete with **QUALITY** integrated appliances, double bedroom with built-in mirrored wardrobes plus spacious shower room.

With no forward chain, we would highly recommend viewing at the earliest opportunity.

Guide Price £200,000

KEY FACTS

TENURE: Leasehold

TERM: 999 years from 2017

GROUND RENT: £435 pa

SERVICE CHARGE: £581.86 per month till June 2023

EPC RATING: 'B'

COUNCIL TAX BAND: 'C'



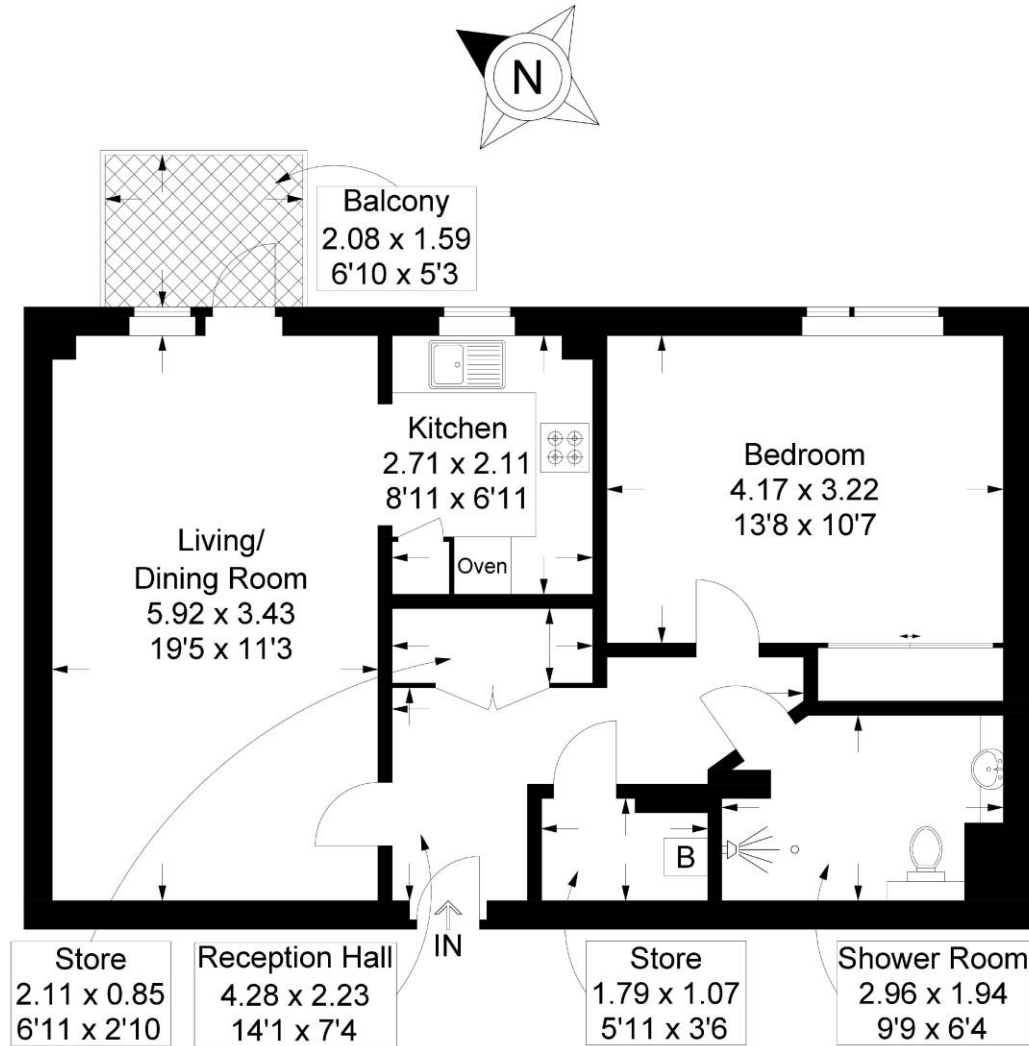
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Tudor Rose Court, South Parade, Southsea

Approximate Gross Internal Area = 59.6 sq m / 642 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marmion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

www.fryandkent.com