

# TUDOR ROSE COURT

SOUTHSEA | HAMPSHIRE | PO4 0DE



£270,000  
Leasehold

- One Bedroom Assisted Living Apartment
- Balcony Accessed From Bedroom and Lounge
- View of Solent & Seafront From Balcony
- On Site Manager & 24 Hr Response
- Allocated Vehicle Parking Space
- On Site Restaurant, Residents Lounge
- Video Entry Phone System, Communal Laundry
- Access to Mobility Scooter Garage



## In Brief

We are delighted to offer for sale this **OUTSTANDING** apartment within this superb development. Walking into the building you could be forgiven for mistaking it for a **FIVE STAR** hotel with a warm greeting from on site staff and contemporary decor. The apartment is located on the second floor and boasts a spacious living/dining room with door opening onto a 14'10 **BALCONY** and is open plan to the fitted kitchen with its range of integrated appliances. The large **DOUBLE** bedroom mirrors the size of the living room leaving plenty of space for a good range of bedroom furniture. The facilities within the block available to residents are wide from a **SUPERB** residents lounge with sea views to the on site restaurant again with sea views, communal laundry and mobility scooter garage. This apartment also benefits from its own parking bay of which there are very few. Internal viewing is strongly recommended.

**£270,000**

## KEY FACTS

Tenure: Leasehold  
Term: Remainder of 999 Years  
Ground Rent: £TBC per annum  
Service Charge: £762.36 per month  
EPC Rating: 'B'  
Council Tax Band: 'C'



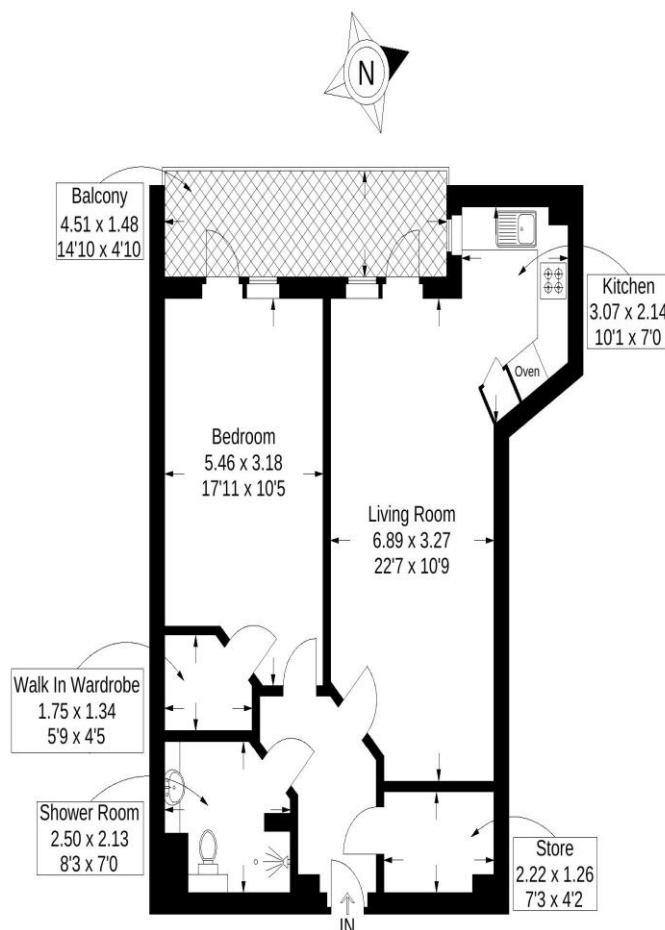
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## Tudor Rose Court, South Parade, Southsea

Approximate Gross Internal Area = 60.6 sq m / 652 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.

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