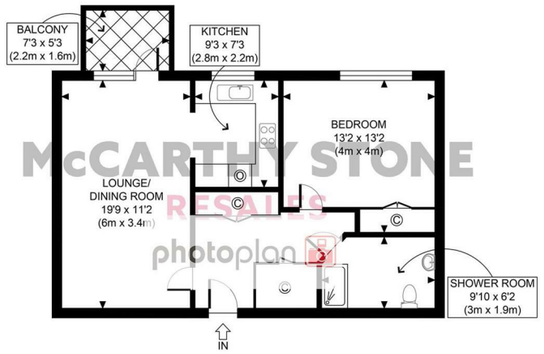
Excellent

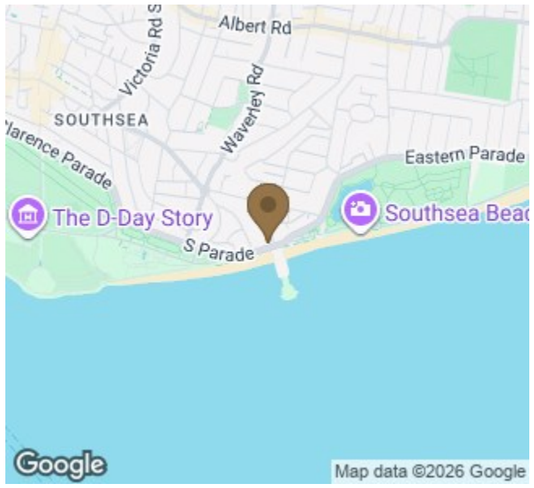
Trustpilot

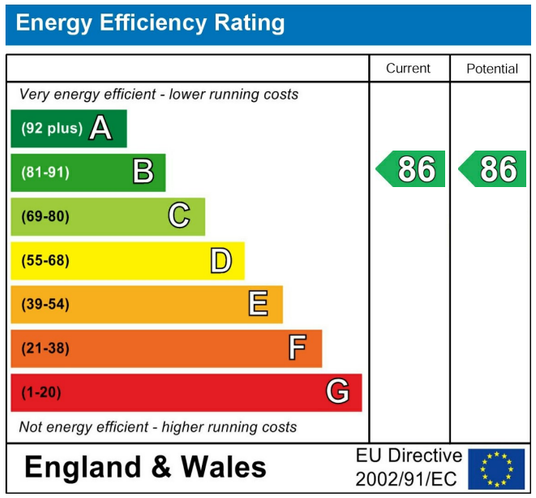
McCarthy & Stone
Resales.



GROSS INTERNAL
FLOOR AREA 640 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 640 SQ FT / 59 SQM	Tudor Rose
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 10/01/23
	photoplan





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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







31 Tudor Rose Court

South Parade, Southsea, PO4 0DE

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 31 Tudor Rose Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £140,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- A spectacularly presented One Bedroom Apartment
- Walk out balcony
- Estate Manager & 24 hour emergency call system
- Coastal inspired landscaped gardens with seating
- Bistro style in-house restaurant
- Close proximity to local amenities & Town centre
- Wellness suite/hairdressing salon
- Excellent Communal facilities including laundry room
- Mobility scooter store + Lifts to all floors
- Guest suite for family or friends

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

31 Tudor Rose Court, Southsea

1 | 1 | Asking price £140,000

Tudor Rose Court
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. If family members or friends wish to extend their stay they can book the beautifully appointed Guest Suite. 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 location close to the town centre, our Southsea development is an obvious choice for your retirement.

Local Area
Tudor Rose Court is a modern Retirement Living PLUS development on Southsea seafront with easy access to the promenade, cafes, restaurants and shops. An ideal option for those seeking a retirement with a view in Southsea and the South East.

Remedial Works
McCarthy & Stone is committed to maintaining the highest standards of building safety and is currently proactively progressing a programme of planned improvement works to this Development. These include remediation to balconies and enhancements to the external wall system, helping to ensure both developments continue to meet evolving safety requirements.

The safety of homeowner is of paramount importance and therefore a Waking Watch service has been introduced to provide additional reassurance and as a precautionary measure whilst investigations continue.

McCarthy & Stone is reacting promptly to changes in legislation and industry guidance. While these works are expected to take place over the coming years, residents will continue to enjoy the benefits of a professionally managed community, with all necessary safety measures in place throughout the process.

Apartment Summary
Enjoy a complimentary lunch when you book a tour of Tudor Rose Court!

A BEAUTIFULLY BRIGHT & SPACIOUS one bedroom retirement apartment situated on the SECOND floor. This apartment benefits from a modern kitchen with integrated appliances, spacious living area with WALK OUT BALCONY, double bedroom and shower room. Tudor Rose Court, a McCarthy and Stone retirement living PLUS development boasts a Bistro style in-house restaurant serving delicious hot and cold meals and a communal lounge with sea views. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

Entitlements Advice and Part Exchange available

Lifestyle Services
Lifestyle Services at Tudor Rose Court are designed to make everyday life easier, giving you more time to enjoy your retirement. From help with household tasks such as cleaning, laundry and shopping, to support with collecting prescriptions and other day-to-day errands, services can be tailored to your needs. Delivered by friendly on-site teams, Lifestyle Services provide added convenience, reassurance and flexibility, helping you maintain your independence while enjoying the lifestyle you want.

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Tudor Rose Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Social Lifestyle
The Communal Lounge is at the heart of the community at Tudor Rose Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit DEVELOPMENT NAME on a regular basis and always happy to welcome new clients.

Care & Support
The personal care services available at Tudor Rose Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Parking
This property does not come with an allocated parking space.

Landscaped Gardens
One of the main social hubs of Tudor Rose Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Leasehold
999 Year lease from the 1st June 2017
Ground Rent: £435 per annum
Ground Rent review date: June 2032

Additional Information & Services
• Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

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

Service charge: £9,398.04 per annum (for financial year ending 30/06/2027)

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

Moving Made Easy
Moving is a huge step, but don’t let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













