



38 Catherine Court, Sopwith Road, Eastleigh, SO50 5LN Offers In The Region Of £90,000

SIGNIFICANT PRICE REDUCTION FOR QUICK SALE !!! Situated in a smart purpose built block off Leigh Road of just 56 high quality one and two bedroom ASSISTED LIVING apartments constructed by McCarthy & Stone in 2011 . This one bedroom 2nd floor apartment is ideally placed for the town centre shops and amenities. A communal roof terrace, lounge, dining room and guest facilities are just some of the benefits attached to this block.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

David Evans Estate Agents is the trading name of David Evans Estate Agents Ltd. Registered Office: 4 High Street, Eastleigh, SO50 5LA Registered in England No. 3484796 VAT No. 704 5882 29



These particulars, whilst believed to be accurate are a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property or any appliances or services at the property.

The property can be accessed by a pedestrian gate off Leigh Road where a path leads through the communal grounds to a front door or by vehicular access off Sopwith Road.

Entrance Lobby

The property is accessed via a communal entrance with security entryphone and a lift and staircase leading to the first floor landing where a private solid panel door with chrome door furniture opens onto a large entrance hall.

Hallway

A large welcoming entrance hall with a smooth plastered ceiling, ceiling light point, heating control thermostat a wired in smoke alarm. Wall mounted entryphone.

Built in Cupboard 5'11" x 4'8" (1.81 x 1.43)

An airing cupboard houses a water heater wall with shelving, electric consumer unit and electric meter. - Smooth plastered ceiling, ceiling light point.

Lounge / Dining Room 11'1" x 19'5" (3.39 x 5.92)

A nicely proportioned room with natural light provided by a upvc double glazed tilt and turn window to the front aspect.

With a smooth plastered ceiling, two ceiling light points, provision of power points, tv aerial, sky point and a telephone point. The room centres on an electric coal effect fire.

A door with four glazed units leads through to the kitchen.



Kitchen 7'6" x 8'0" (2.31 x 2.46)

Fitted with a range of 'Beech' effect low level cupboard and drawer base units, heat resistant worksurface with an inset stainless steel sink unit with drainer and a mono block mixer tap over. Four burner, 'Beko' electric hob, matching eye level fan assisted oven, tall fridge / freezer, Splash back ceramic tiling.

Smooth plastered ceiling, ceiling light point, extractor fan, natural light is provided by a upvc double glazed window to the front aspect.



Bedroom 12'9" x 9'10" (3.91 x 3.01)

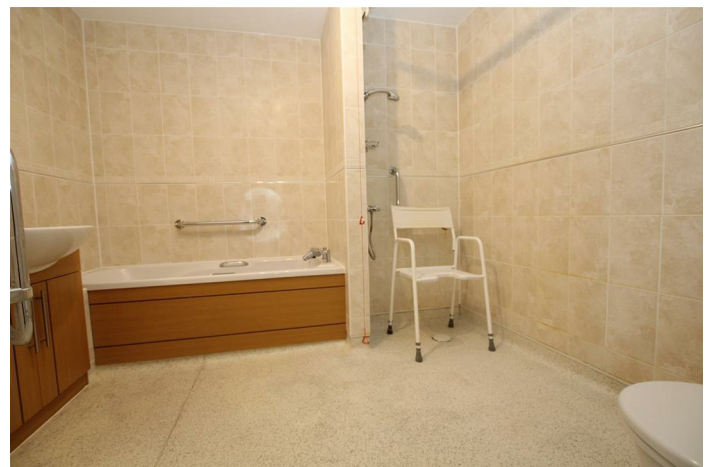
Smooth plastered ceiling, ceiling light point, extractor fan, upvc double glazed window to the front aspect, provision of power points, telephone and television point. Wall mounted heating control thermostat.

A double wardrobe with mirrored sliding doors provide a good degree of hanging rail and storage.



Wet Room 9'3" x 8'9" (2.84 x 2.67)

Smooth plastered ceiling, ceiling light point, extractor fan. Wash hand basin set within a vanity unit with useful storage below. panel bath, thermostatic shower, close coupled dual flush wc electric heated towel rail,



Communal Facilities

There are three lifts, a library, laundry room, a guest suite with en-suite facilities for friends and family. A waitress serviced restaurant serving a hot three course lunch every day. The residents' lounge is located on the ground floor and has direct access onto a patio area. There is permit car parking for £250 per annum and a battery scooter store with charging points and direct access into the building.



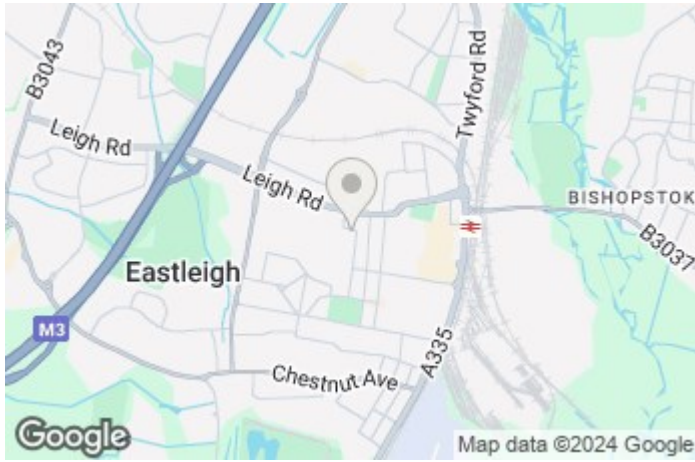
Tenure Details

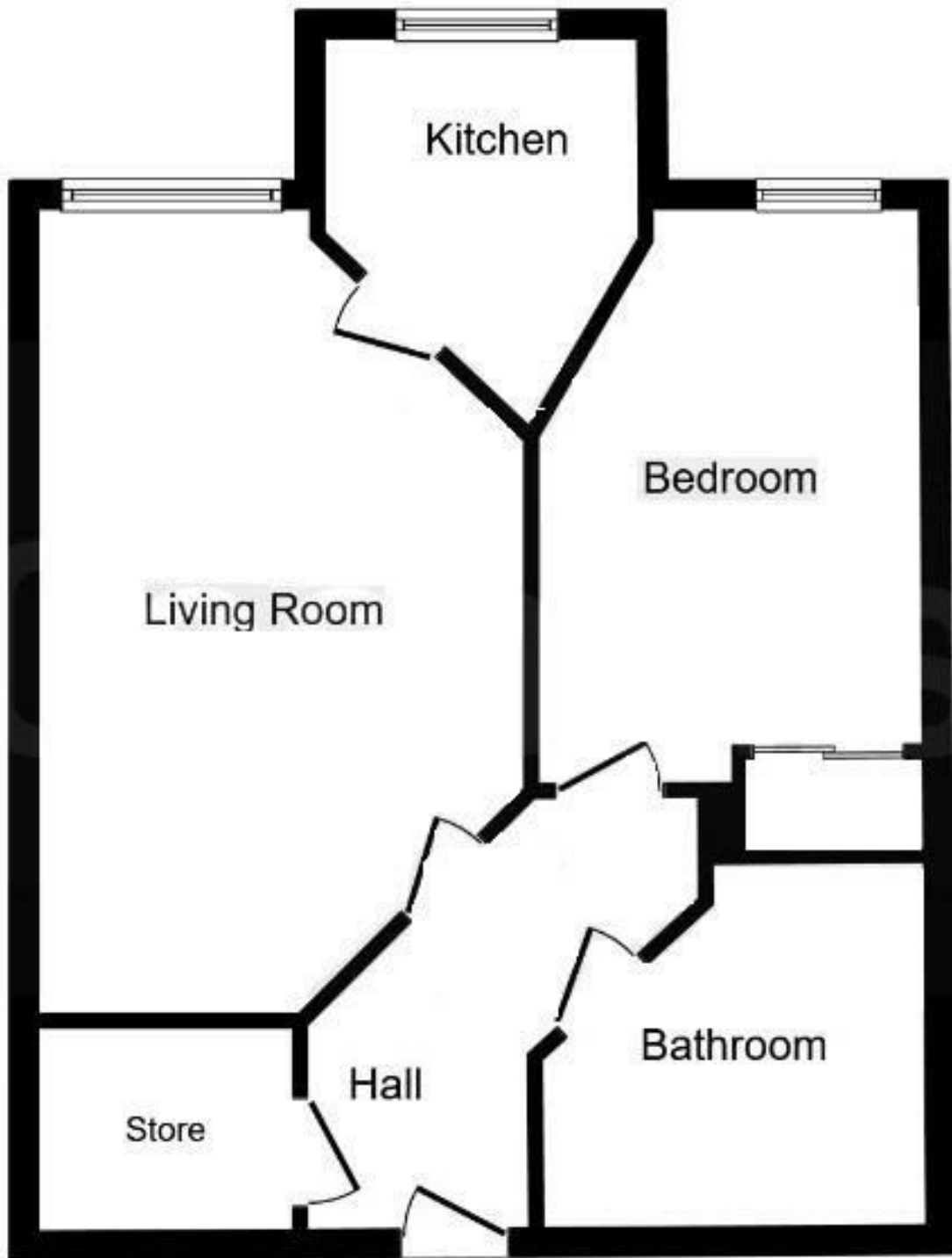
We understand that the property is leasehold with a 125 year

lease from 1st June 2012 (113 years remaining). All apartments in Catherine Court pay a monthly maintenance charge (£763 per month). With £600 per half year ground rent.

These details must then be confirmed by the vendor's solicitor and verified by a buyer's solicitor.

COUNCIL TAX BAND B





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |