



38 Catherine Court, Sopwith Road, Eastleigh, SO50 5LN

Reduced To £80,000

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

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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)

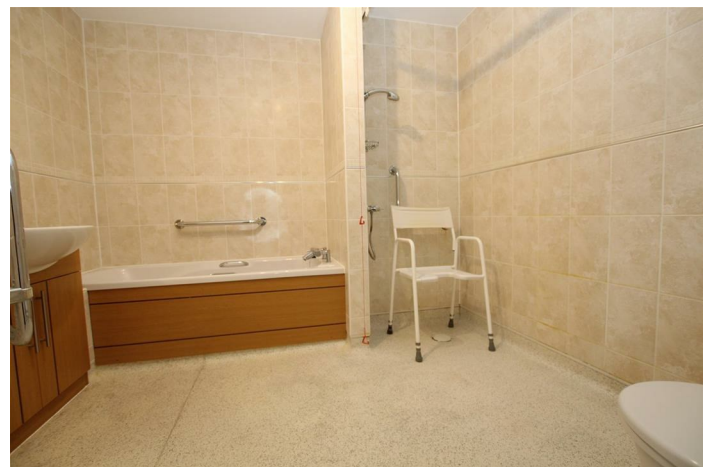
Smooth plastered ceiling, ceiling light point, extractor fan, upvc double glazed window to the front aspect, provision of power points, telephone and television point. Wall mounted heating control thermostat.

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

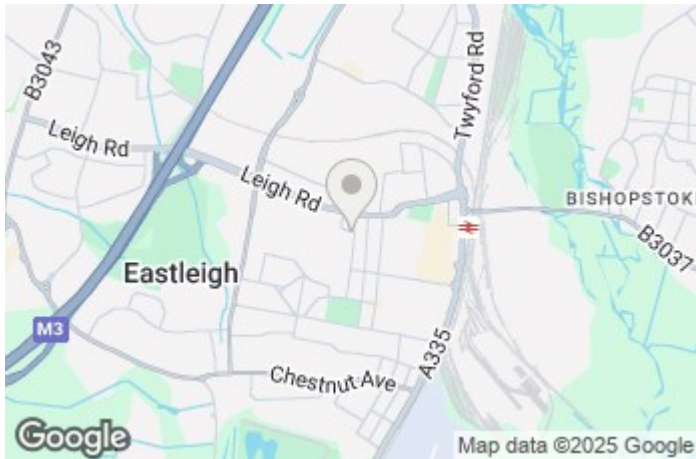
lease from 1st June 2012 (113 years remaining). All apartments in Catherine Court pay a monthly maintenance charge (£763 per month). With £600 per half year ground rent.

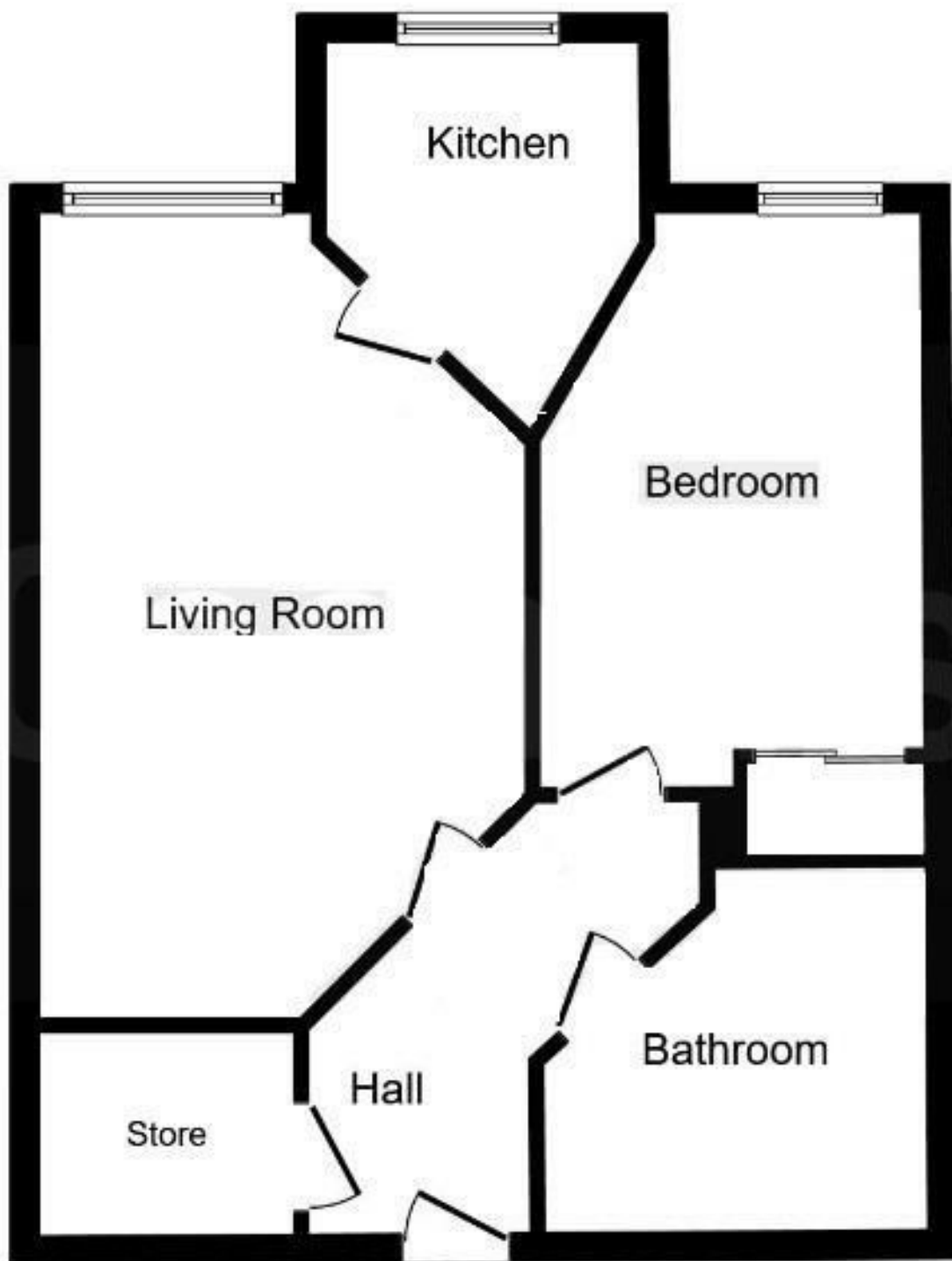
These details must then be confirmed by the vendor's solicitor and verified by a buyer's solicitor.

COUNCIL TAX BAND B

Agents Note

Successful buyer's will be required to complete Anti Money Laundering Checks (AML) through Lifetime Legal. The cost of these checks is £80 inc VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our legal obligations as per the FCA & HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.





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	