



## 44 Catherine Court, Sopwith Road, Eastleigh, SO50 5LN Offers In The Region Of £170,000

SIGNIFICANTLY REDUCED !!! NO ONWARD CHAIN !!! Very well presented with light & airy living accommodation throughout. Situated in a smart purpose built block off Leigh Road of just 56 high quality ASSISTED LIVING apartments constructed by McCarthy & Stone in 2011 . This two bedroom 2nd floor apartment is ideally placed for the town centre shops and amenities. There are many benefits including a communal roof terrace, well appointed lounge, dining room , guest facilities including guest suite , subsidised menu, laundry room , lift , assistance with cleaning and laundry , lovely communal gardens offering outside seating areas. Very secure with electronic gates leading to private parking. An internal view is highly recommended.

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.

The property is accessed by an oak effect solid panel door with insert and chrome door furniture opening onto

### Entrance Hallway

Smooth plastered ceiling, access to the roof void, two ceiling light points, provision of power points, wall mounted heating control thermostat.

Emergency pull cord.

All doors are of a oak style solid panel design.

### Storage cupboard 5'7" x 6'1" (1.71 x 1.87)

Located in the entrance hallway, with a smooth plastered ceiling, ceiling light point, heating control timer, pressurised hot water cylinder, electric consumer unit and electric meter.

Useful slatted linen shelving.

### Lounge / Diner 19'1" x 16'11" narrowing to 12'6" (5.83 x 5.17 narrowing to 3.82)

A dual aspect room with Natural light is provided by two upvc double glazed windows to the side aspect, and further upvc double glazed window to the front, smooth plastered ceiling, two ceiling light points, provision of power points, telephone, Sky and television point. Wall mounted heating control thermostat.

The room centres on an electric coal effect fire with stone effect hearth and surround.

From here a door leads through to the kitchen.



### Kitchen 7'7" x 8'0" max (2.32 x 2.44 max)

The kitchen is fitted with a range of 'Beech' effect fronted cupboard and drawer base units with matching wall mounted cupboards. Heat resistant worksurface with an inset Beko four burner electric hob, with matching stainless steel extractor hood over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap over. Eye level 'Beko' fan assisted electric oven. Tall fridge / freezer (60/40 split), provision of power points, ceramic glazed splashback tiling.

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, ceramic glazed tiled floor.

### Master Bedroom 14'1" x 9'1" (4.30 x 2.77)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect, provision of power points, television and telephone point. Wall mounted heating control thermostat, built in double wardrobe providing a good degree of hanging rail and storage.



### Bedroom 2 13'5" x 10'0" narrowing to 6'7" (4.11 x 3.06 narrowing to 2.01)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, provision of power points, wall mounted heating control thermostat.



### Wet Room 6'6" x 9'8" narrowing to 8'4" (1.99 x 2.97 narrowing to 2.55)

Smooth plastered ceiling, ceiling light point, wet room style flooring. Fitted with a three piece white suite comprising wash hand basin set within a vanity unit with useful storage below, panelled bath, close coupled wc with dual push flush.

Shower area with thermostatic shower valves. Tiled to full height in a ceramic glazed tile, wall light point with shavers socket.



### Tenure Details

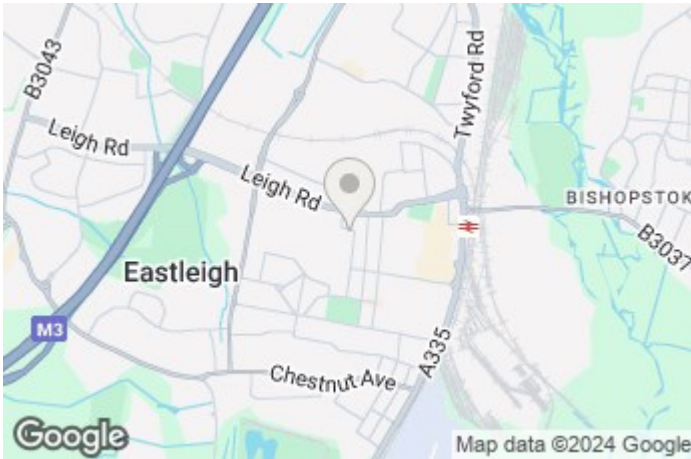
We understand that the property is leasehold with a 125 year lease from 2012. All apartments in Catherine Court pay a monthly maintenance charge (£1,030.96 per month). With £435 per year ground rent.


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

### 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.

### COUNCIL TAX BAND B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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