



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

### £150,000

Constructed by McCarthy & Stone in 2011, a smart purpose built block of ASSISTED LIVING apartments. This one bedroom, first floor apartment is ideally placed for the town centre with its shops and amenities. The block benefits from a communal roof terrace, lounge, dining room and guest facilities. The subject apartment is light & airy throughout and benefits from a Southerly aspect balcony.

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 subject apartment is accessed via a solid panel door opening to

### Entrance Hallway

Smooth plastered ceiling, ceiling light point, heating control thermostat, provision of power points, call line system.

A door opens to a large cloaks cupboard housing the electric consumer unit, meter and hot water cylinder with slatted linen shelving.

All internal doors are of a solid panel design.

### Lounge / Diner 24'0" x 11'0" narrowing to 6'7" (7.34 x 3.36 narrowing to 2.01)

A very nicely proportioned room with a smooth plastered ceiling, two ceiling light points, provision of power points, television, Sky and telephone point. Wall mounted heating control thermostat. The room centres on an electric coal effect fire.

Natural light is provided by a upvc double glazed door opening to Southerly aspect balcony with adjacent full height windows.



### Bedroom 13'0" x 9'8" (3.98 x 2.95)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, provision of power points and television point.

The room benefits from a double wardrobe accessed via a pair of sliding doors, provide a good degree of hanging rail and storage.



### Kitchen 7'6" x 8'1" max (2.30 x 2.47 max)

Smooth plastered ceiling, ceiling light point, extractor fan, upvc double glazed window to the rear aspect and a ceramic glazed floor.

The kitchen is fitted with a range of light oak effect fronted low level cupboard and drawer base units, heat resistant work surface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap over, four burner 'Beko' hob with a stainless steel chimney style extractor hood over. 'Beko' combination oven, integrated fridge / freezer.



### Bathroom / Wet Room 8'8" x 8'1" max (2.66 x 2.48 max)

Smooth plastered ceiling, ceiling light point, extractor fan, wet room style flooring.

Wash hand basin set within a vanity unit with storage below, panelled bath with mixer taps and a thermostatic shower controls. Close coupled wc with dual push flush, electric heated towel rail. Walk in shower area with thermostatic shower valves.

### 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.

### Balcony





**Roof terrace**

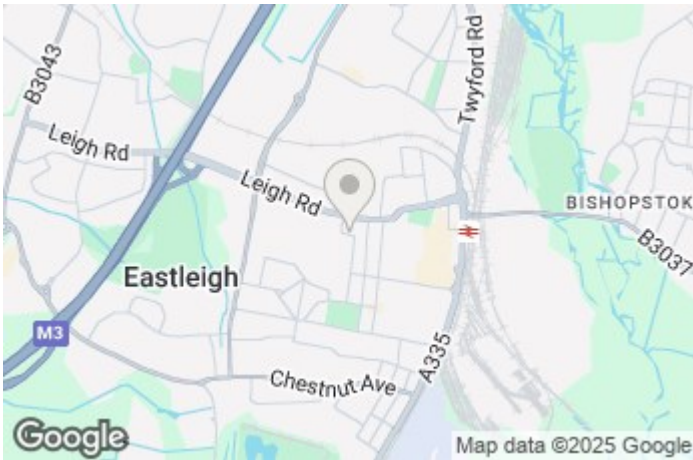
**Launderette**

**Tenure details**

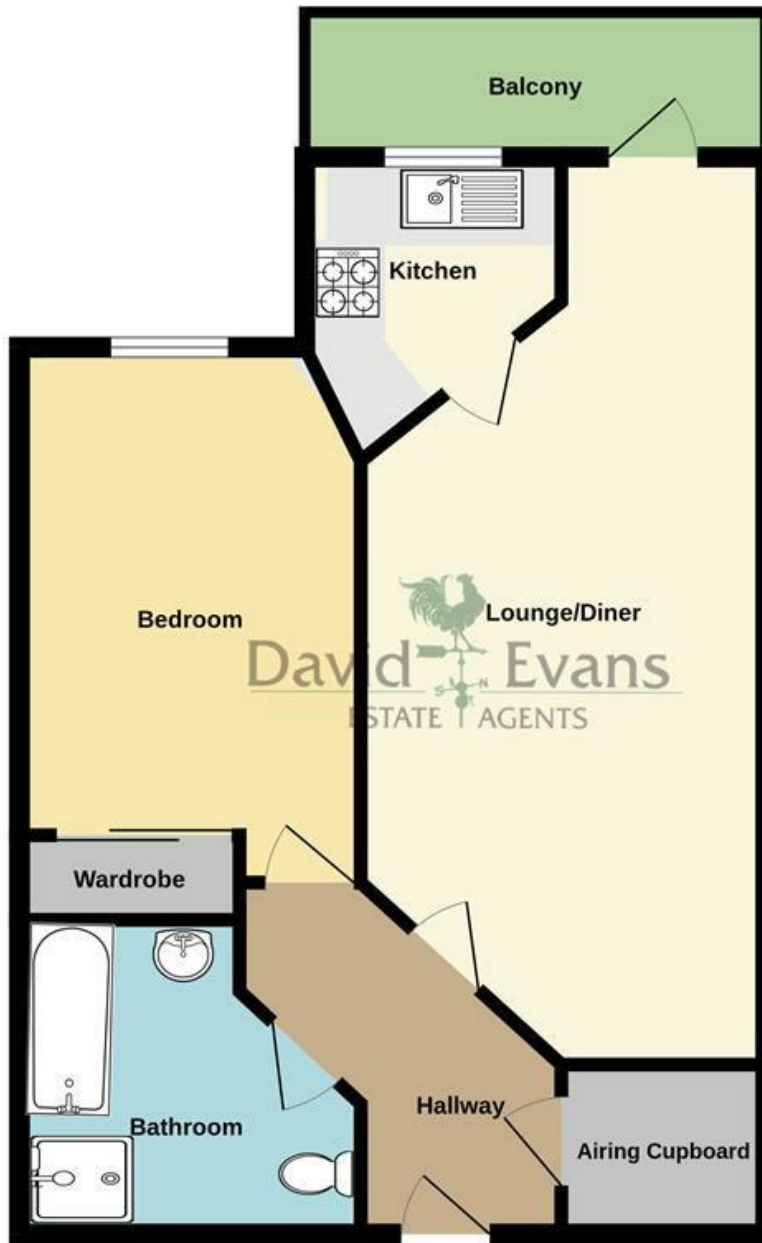
We understand that the property is leasehold with a 125 year lease from 1st June 2012 (113 years remaining). All apartments in Catherine Court pay a monthly maintenance charge (£763 per month). With £600 per half year ground rent.

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

**Council Tax Band B**



## Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	