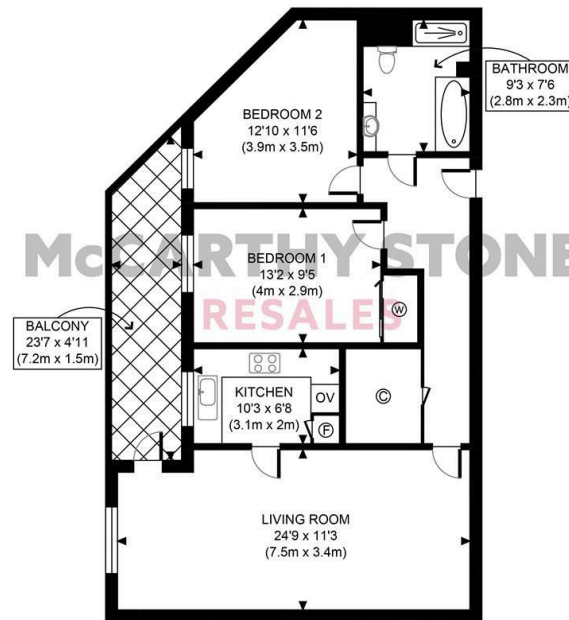


# McCARTHY STONE RESALES

## 27 CATHERINE COURT SOPWITH ROAD, EASTLEIGH, SO50 5LN

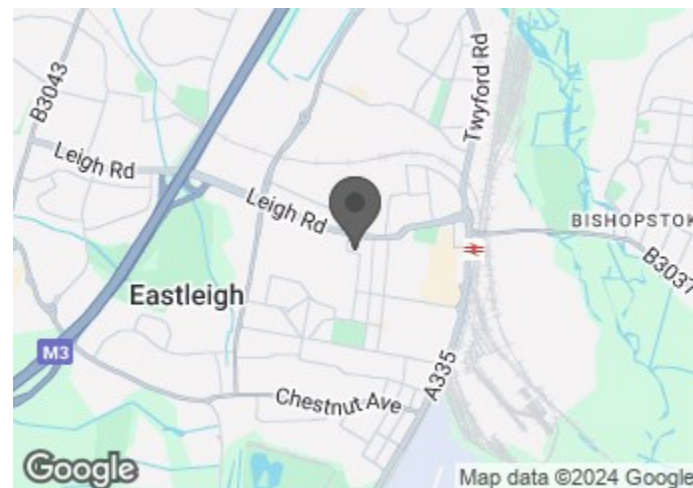


GROSS INTERNAL  
FLOOR AREA 830 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 830 SQ FT / 77 SQM	Catherine Court
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 11/01/23 photoplan



### 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>		<b>84</b>	<b>84</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			



# McCARTHY STONE RESALES

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ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF CATHERINE COURT - BOOK NOW!

This TWO BEDROOM retirement apartment situated on the FIRST FLOOR features a SPACIOUS LIVING ROOM with new carpets and a LARGE BALCONY with space for garden furniture.

**PRICE REDUCTION**

**ASKING PRICE £190,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# CATHERINE COURT, SOPWITH ROAD,

# 2 BEDROOMS £190,000

## CATHERINE COURT

Catherine Court is an Assisted Living development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development. Each apartment has a fully fitted kitchen, underfloor heating, fitted and tiled shower room with level access shower and a 24 hour emergency call system.

Communal facilities include a homeowners lounge where social events and activities take place, a function room and a roof top terrace overlooking the landscaped courtyard. There is a fully equipped laundry room and a restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Catherine Court with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Catherine Court is conveniently located for Eastleigh town centre with the High Street located close to the development.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord

system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.

## LIVING/DINING ROOM WITH PATIO DOOR TO BALCONY

A spacious and bright living room with a large double glazed window, as well as a patio door opening out onto a good sized, sheltered walk-out balcony. The lounge has a TV and telephone points, Sky/Sky+ connection point. Ceiling lights, fitted carpets, raised electric power sockets and ample space for a dining area. A glazed door leads onto a separate kitchen.

## KITCHEN

A fully fitted kitchen to include wood effect wall and floor mounted kitchen units with a laminate worktop. The kitchen includes a stainless steel sink and draining board, electric four ring hob, inset oven and inset fridge/freezer.

## BEDROOM ONE

Bedroom one is a good sized double with plenty of space for furniture, it has the benefit of a built in mirrored wardrobe, fitted carpet, raised plug sockets, ceiling lights, a TV and telephone point.

## BEDROOM TWO

Bedroom two is another spacious bedroom, which could alternatively be used as a separate dining room, hobby room or home office. With the benefit of fitted carpet and raised plug sockets.

## BATH/SHOWER ROOM

A fully fitted wet room with a shower and grab handles a separate bath, low level WC, vanity unit with wash basin

and mirror above. Shaving point, electric heater and extractor fan.

## 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.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. Please contact your Property Consultant or Estates Manager for further information.

Service charge: £13,637.72 per annum (for financial year ending 31/03/25)

## CAR PARKING (PERMIT SCHEME)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

## LEASE INFORMATION

Lease Length: 125 years from the 1st June 2012

Ground Rent: £510 per annum

Ground Rent Review Date: June 2027

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

