

# McCARTHY STONE RESALES

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



Total floor area 53.4 m<sup>2</sup> (574 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### 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>75</b>	<b>76</b>



A BRIGHT and SPACIOUS one bedroom retirement apartment with sunny SOUTH FACING balcony.

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

**PRICE REDUCTION**

**ASKING PRICE £165,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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# CATHERINE COURT, SOPWITH ROAD,

# 1 BEDROOMS £165,000

## THE DEVELOPMENT

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 bedroom, living room and bathroom.

## LIVING ROOM

A bright and airy lounge including a feature fire place with modern surround and electric coal effect fire. Large double glazed windows and door lead onto a spacious walk-out balcony. TV and telephone points, two ceiling lights. Fitted carpets, raised electric power sockets. Part glazed doors lead onto a separate kitchen.

## KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

## BEDROOM

Double bedroom with double mirror sliding wardrobe with plenty of storage space, housing rails and shelving. Ceiling lights, TV and phone point. Double glazed window and door leading onto a second separate balcony.

## BATHROOM

Fully tiled and fitted with suite comprising of level access shower and a separate bath. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

## SERVICE CHARGE

- 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: £10,067.64 per annum (for financial year ending 31/03/2025)

## 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 £435 per annum  
Ground Rent Review Date: June 2027

