

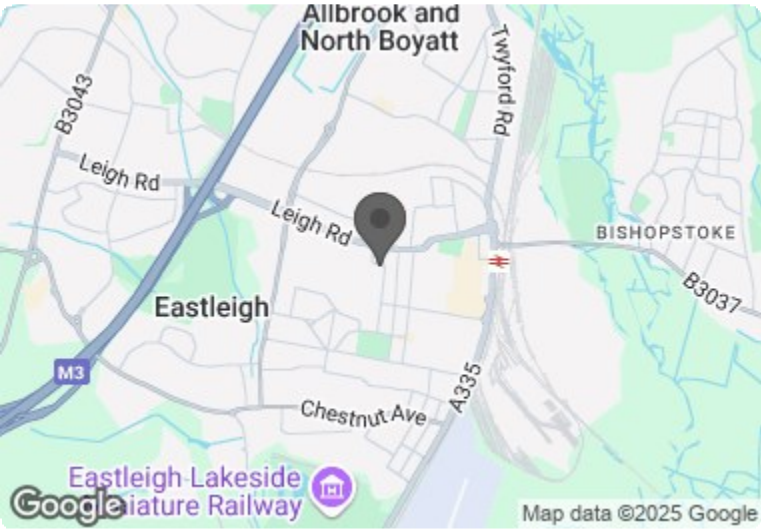
34 Catherine Court

Sopwith Road, Eastleigh, SO50 5LN



PRICE  
REDUCED

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	



PRICE REDUCTION

Asking price £129,500 Leasehold

\*Join us for tea & cake at our Open Day - Tuesday 17th June 2025 - from 10am - 4pm - book your place today!\*

One bedded Retirement apartment with DUAL ASPECT living room offered in GREAT CONDITION ~Catherine Court~

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Catherine Court, Sopwith Road, Eastleigh,

1 Bed | £129,500



### 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, WC and bathroom.

### Living/Dining Room

A spacious and bright living room with dual aspect outlook, filling the room with natural light. TV and telephone points, Sky/Sky+ connection point. Ceiling lights, fitted carpets and raised electric power sockets. A glazed door leads onto a separate kitchen.

### Kitchen - with window.

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

A good sized double bedroom 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.

### 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.

### 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: 125 Years from 1st June 2012  
Ground rent: £435 per annum  
Ground rent review date: 1st June 2027

### Service Charge

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £10,384.57 per annum (for financial year ending 31/03/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200 pa).

### Additional Information & Services

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

