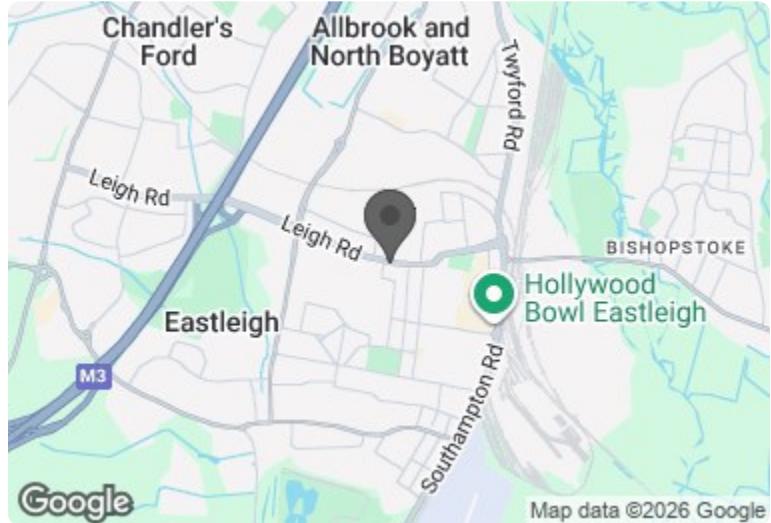


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: B**



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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	



## 12 Catherine Court

Sopwith Road, Eastleigh, SO50 5LN



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**Offers in the region of £84,995 Leasehold**

RECARPETED & REDECORATED one bedded Retirement Apartment offered in a LIKE NEW CONDITION and bosting DUAL ASPECT outlook from the living room and a newly installed Compact Energy Saving Instantaneous Water Heater.

Compact Energy Saving Instantaneous Water Heater.

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# Catherine Court, Sopwith Road, Eastleigh,

## 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.



McCarthy Stone

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 housing ample storage and a newly installed Compact Energy Saving Instantaneous Water Heater.. 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 bright and spacious dual aspect living room, 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

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



McCarthy Stone

**1 Bed | £84,995**

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.

## 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.

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

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.

## Car Parking (Permit Scheme)

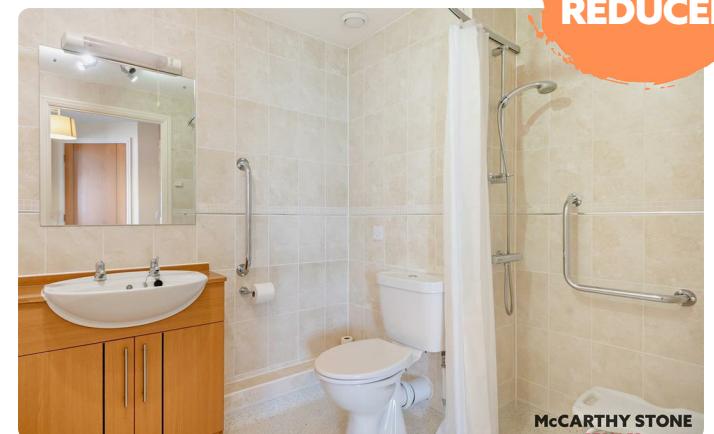
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

## Lease Information

Lease Length: 125 Years from June 2012

Ground Rent: £435 per annum

Ground Rent review date: June 2027



PRICE  
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