

6 Coppice Gate, Beaulieu Road, Dibden Purlieu, Southampton, Hampshire  
Approximate Gross Internal Area  
90 Sq M/969 Sq Ft



Ground Floor

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



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>82</b>                  | <b>82</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>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

## 6 Coppice Gate

Beaulieu Road, Southampton, SO45 4PW



## Asking price £249,950 Leasehold

A Beautifully Presented TWO BEDROOM, GROUND FLOOR Retirement Apartment, with patio door leading to PRIVATE PATIO AREA, MASTER BEDROOM with EN SUITE and large WALK IN WARDROBE.

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# Coppice Gate, Dibden Purlieu, Southampton

### Summary

Coppice Gate has everything you need for an enjoyable retirement with 36 luxury one and two bedroom apartments for the over 60s, carefully designed to meet the needs of residents, Lifts to all floors, emergency call system and a friendly house manager and secure door security with fob access. There is also a door entry intercom system for visitors. Coppice Gate has onsite laundry facilities and store room for motorbility items.

The spacious apartments offer every comfort, including a fully fitted kitchen and shower room and underfloor heating and the development includes a homeowners' lounge and beautiful landscaped gardens to relax in on fine days.

There is a guest suite for when visitors wish to stay please check with the House Manager for availability.

Dibden Purlieu has fantastic facilities on the doorstep, as well as more to discover just a bus ride or short drive away. This retirement living complex is in an ideal location for those who like everything to be within easy reach. There is a convenient exit via stairs to the street adjacent to the apartment.

### Entrance Hall

Front door with spy hole leads to the entrance hall - The 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedrooms, living room and bathroom.

### Lounge leading to patio area

A bright and spacious living/dining room. Two ceiling light points, power points. TV & telephone points. Feature fire surround. Partially double glazed doors lead

into a separate kitchen. Fully glazed door leads to private patio area.

### Kitchen

Fully fitted modern style kitchen with gloss ivory finish cupboard doors and co-ordinated work surfaces. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap. There is an integrated fridge/freezer and a waist height electric oven and microwave. There is also a fitted electric ceramic hob with extractor over, splashback and slimline dishwasher.

### Master bedroom with en-suite

A spacious double bedroom with door to a large walk-in wardrobe/storage cupboard with ample hanging and storage space. Two ceiling light points, power points. TV and telephone point. Door to en-suite shower room.

### En-suite shower room

A decent sized bathroom with a shower cubical, glass screen and grab rails. Toilet, vanity unit with sink. Tiled flooring. Emergency pull cord. LED mirror and a mirrored cabinet. Heated towel rail and extractor ventilation.

### Bedroom

A double bedroom that could even be used as an office or hobby room. TV and phone point, ceiling lights

### Bathroom

Illuminated light switch. A Wet room style bathroom half tiled and level access to walk-in shower. Toilet, vanity unit with sink and mirror above. There are grab rails and non slip vinyl flooring. Emergency pull cord. LED mirror cabinet with integrated shaver socket. Heated towel rail and extractor ventilation.

### Service Charge

- Cleaning of communal windows

# 2 bed | £249,950

- 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

Service Charge £4,966.35 until 30/06/2026 ,the service charge does not cover external costs such as your council tax, electricity or TV.

### Car Parking Permit Scheme

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

### Lease Information

Lease Length: 999 years from January 2016  
Ground Rent: £495 per annum  
Ground rent review date: January 2031

### Additional Information and Services

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

### Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

