

10 Fairholme Court

Archers Road, Eastleigh, Hampshire, SO50 9PP



PRICE: £120,000

Lease: 125 years from 2004

Property Description:

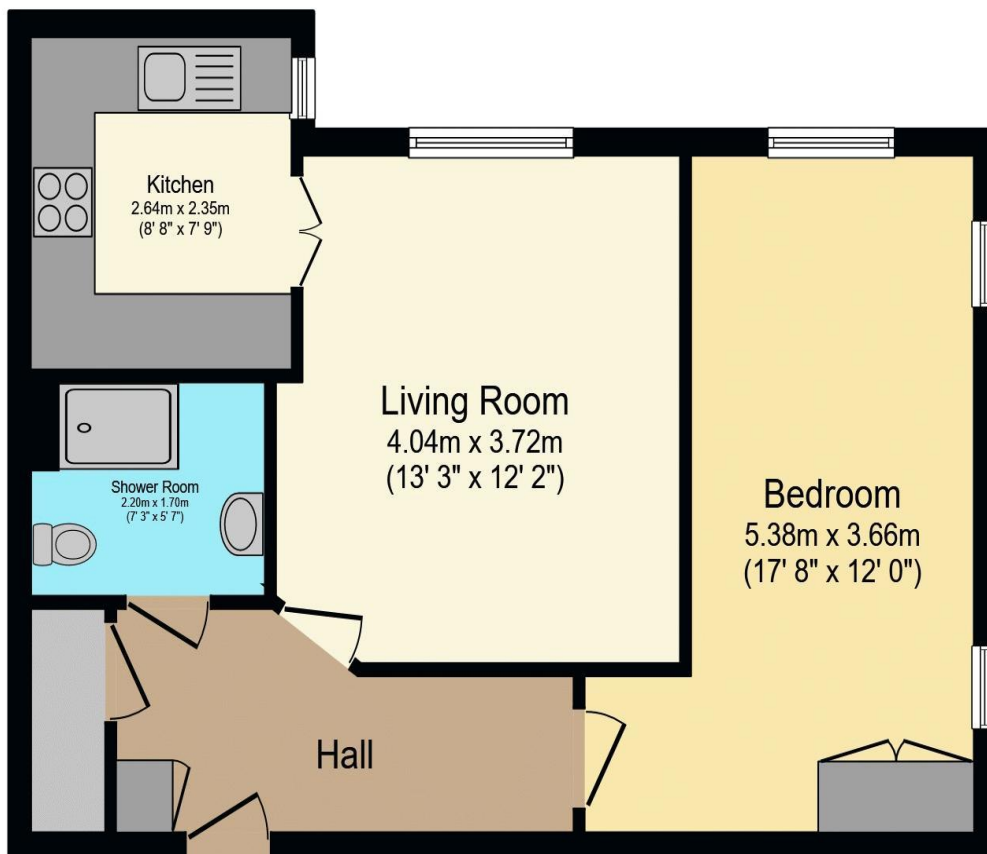
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR

Fairholme Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 33 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

Development Features:

- Residents' lounge
- Camera entry system (linked to TV)
- 24 hour Emergency Appello call system
- Car park on site
- Minimum Age 60
- Guest Suite and Communal Laundry facilities
- Development Manager
- Lift to all floors
- 125 years from 2004

Floorplan:



Total floor area 50.0 sq.m. (538 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Retirement Homeseach Limited, Registered Office:
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Registered in England No. 3829469



Rooms Description:

Interior Photos:

ENTRANCE HALL

Emergency intercom, door entry system, intruder alarm, smoke detector. Light switch. Ceiling light fitting. Power point. Airing cupboard housing the insulated hot water cylinder with fitted electric immersion heater. Broom cupboard supplying electric meters.



LIVING ROOM

Electric fire and fire surround. Electric night storage heater. Power points to include TV point. Ceiling light fitting. Emergency pull cord. Double doors with glazed panels lead to the:



KITCHEN with window

Tiled and fitted with a range of wall and floor cupboards. Stainless steel sink with single drainer and working surfaces. Built-in oven and hob with overhead extractor hood. Freestanding fridge/freezer. Ceiling light fitting. Fan heater and emergency pull cord.



BEDROOM

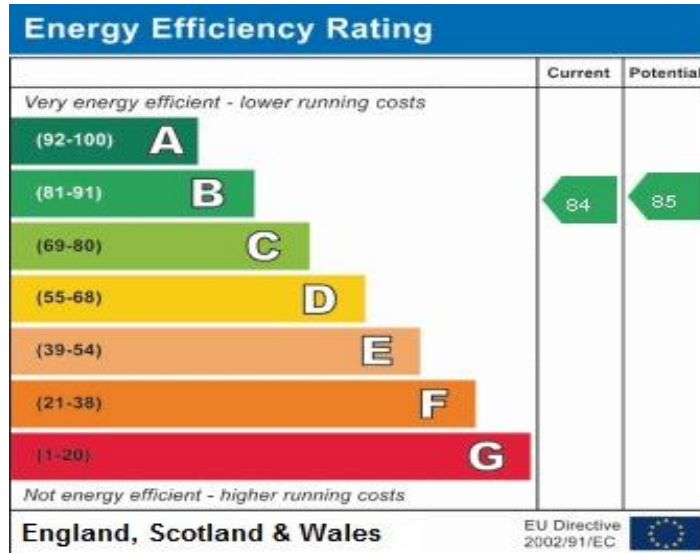
Built in wardrobe with folding mirror doors. Light switch. Electric night storage heater. Power points. Emergency pull cord. Ceiling light point.

SHOWER ROOM

Tiled and fitted with suite comprising shower cubicle; emergency push button; WC with low level flush; vanity unit. Electric wall heater. Extractor fan. Heated towel rail.



Energy Performance Certificate:



For Financial Year Ending: 28/02/2025

Annual Ground Rent: **£385.00**

Ground Rent Period Review: **Next Uplift 2027**

Annual Service Charge: **£3,471.60**

Council Tax Band: **B**

Event Fees: **1% Transfer 1% Contingency**

For more details or to make an appointment to view, please contact

Millie & Carla



01425 632291 **millie.carla@retirementhomesearch.co.uk**

Part Exchange - Interested in this property? Need to sell your own?

Please phone us on 01425 632312 or

Email us on assuredpartexchange@retirementhomesearch.co.uk

These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.

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