



Connells

Catherine Court Sopwith Road
Eastleigh

Catherine Court Sopwith Road Eastleigh SO50 5LN

for sale offers over
£180,000



Property Description

This well-maintained first-floor retirement apartment offers comfort, security, and convenience.

From the moment you step inside, you'll be welcomed by a spacious entrance hall with ample storage, leading to an expansive living area that exudes warmth and charm.

The generously sized lounge opens onto a private balcony, perfect for enjoying a morning coffee or peaceful evening retreat.

The modern kitchen is beautifully appointed with integral appliances, making everyday living effortless.

The impressive master bedroom provides a serene haven with its walk-in wardrobe for ample storage space, while a second double bedroom offers flexibility for guests or additional space.

A contemporary bathroom boasts both a separate bath and shower for ultimate relaxation.

With secure entrance access and private parking, this exceptional home is designed for both ease and enjoyment.

Catherine Court extends beyond your private space with inviting communal areas, including a laundry room, a communal lounge, and a dining room where you can connect with neighbours and friends. A guest suite can be reserved for your loved ones, making visits extra convenient.

Outside you will find a communal garden where you can soak up the sun, a roof terrace with scenic views, and parking. For your convenience the apartments location is conveniently close to the town centre, offering easy access to shops, restaurants and everything you need.

Storage Cupboard

6' 8" x 6' 5" (2.03m x 1.96m)
Fuse box/ meters. Water tank.

Lounge

17' 8" x 13' 9" (5.38m x 4.19m)
Double glazed window to side aspect.
Double glazed door to balcony. TV port.

Kitchen

9' 8" x 6' 7" (2.95m x 2.01m)
Double glazed window to side aspect.
Fitted kitchen with wall and base units.
Integrated oven and electric hob with extractor fan. Integrated fridge freezer.

Bedroom 1

21' 5" x 11' 11" (6.53m x 3.63m)
Double glazed window to rear aspect. Walk in wardrobe. TV port.

Bedroom 2

11' 3" x 9' 8" (3.43m x 2.95m)
Double glazed window to rear aspect. TV port.

Bathroom

Bath. Walk in shower. Toilet. Vanity sink. Extractor fan.

Agent Notes

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.





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). Powered by www.focalagent.com

To view this property please contact Connells on

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19 Market Street
 EASTLEIGH SO50 5RH

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 13677.64

Ground Rent:
 510.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EGH308991

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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