



Connells

Catherine Court Sopwith Road
Eastleigh

Catherine Court Sopwith Road Eastleigh SO50 5LN

for sale guide price
£99,950



Property Description

This beautifully presented one-bedroom, second-floor apartment is set within Catherine Court, a sought-after over-70s retirement development in the heart of Eastleigh.

The property benefits from lift access, underfloor heating throughout and a reassuring intercom and emergency pull-cord system.

Inside, the spacious lounge diner offers a welcoming and comfortable living area, leading to a modern fitted kitchen complete with integral appliances.

The large bedroom includes fitted wardrobes, while the generous bathroom provides both a separate bath and a walk-in shower.

Catherine Court offers an exceptional range of on-site facilities designed to support independent later living, including a restaurant, homeowners' lounge, landscaped communal gardens and a lovely roof terrace.

With parking available, a warm community atmosphere and a central Eastleigh location close to shops, transport links and amenities, this apartment provides convenience, comfort and peace of mind in a wonderfully managed setting.

Entrance Hall

Telecom intercom. Large built in storage cupboard housing water tank. Red pull cord.

Lounge Diner

23' 7" max x 11' 2" max (7.19m max x 3.40m max)

Double glazed window to rear aspect. Electric fire place. TV and telephone port.

Kitchen

7' 6" x 7' 6" (2.29m x 2.29m)

Double glazed window to rear aspect. Modern fitted kitchen with wall and base units. Fitted electric hob and oven. Integral fridge and freezer. Stainless steel sink and drainer set into worktop with a tiled splash back.



Bedroom

17' 7" max x 9' 8" max (5.36m max x 2.95m max)

Double glazed window to rear aspect. Built in double wardrobes. TV and telephone port.

Bathroom

Modern bathroom suite. Walk in shower with fitted seat and hand rail. Bath. Vanity sink with cupboard. Toilet. Electric heater. Extractor fan. Part tiled.

Outside

Communal gardens. Resident and visitor parking. Roof terrace for all residents. Security gated for access to site.

Additional

Underfloor heating throughout.

About Catherine Court

Catherine Court is designed for those aged 70 and over, who wish to maintain independence while benefiting from a well-supported community environment.

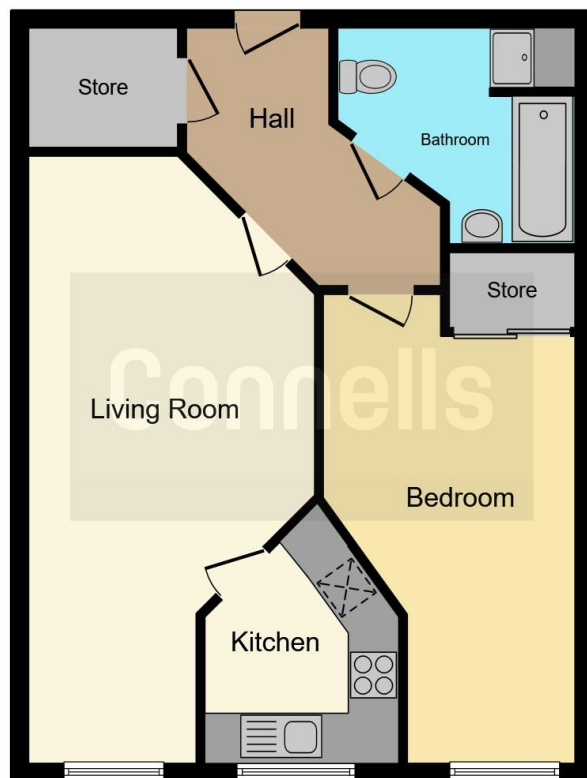
This means you'll be part of an active, friendly neighbourhood where you can feel at home and connected.

Catherine Court is located on Sopwith Road in Eastleigh - just a short walk from the town centre and high street amenities.

Eastleigh offers excellent transport links to Southampton, Winchester and the wider Hampshire area via the M3 and well-connected rail/bus services - making it convenient for visits, shopping and leisure.

Residents can also take advantage of the local cafés, shops, parks and leisure facilities that the town has to offer, while returning to the safety and comfort of their own home.





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: C Council Tax
 Band: B

Service Charge:
 10384.56

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EGH308863

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.

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