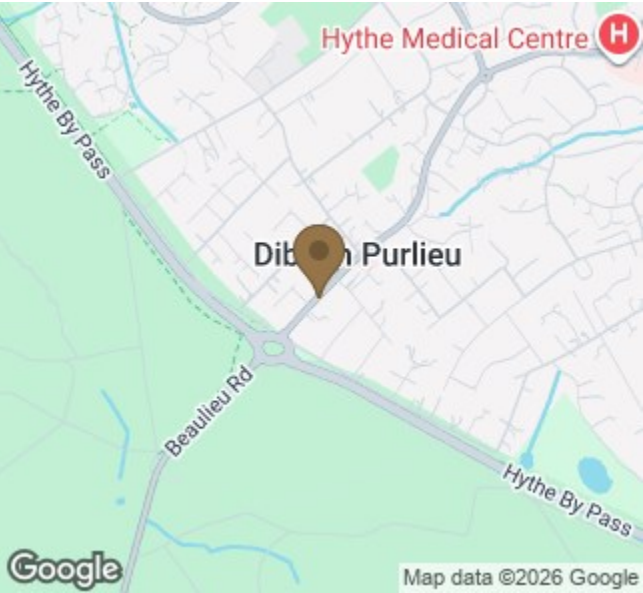
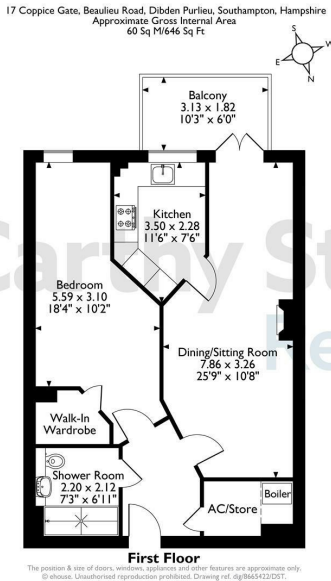




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



17 Coppice Gate

Beaulieu Road, Southampton, SO45 4PW

1 1 Council Tax Band: C

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 17 Coppice Gate could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £229,950
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Camera door entry system linked to Homeowners TV
- Guest Suite
- House Manager
- 24 Emergency call system
- Homeowners communal lounge
- Laundry room
- Landscaped gardens
- Ground floor apartment
- Walk-in Wardrobe
- to arrange an appointment to view telephone 0345 5564104

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. 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, wasted time or travel expenses. The details contained within this brochure 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.

17 Coppice Gate, Southampton

 1 |  1 | Asking price £229,950

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, with an emergency call system and a friendly House Manager. The spacious apartments offer every comfort, including a fully fitted kitchen and shower room, and underfloor heating. 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 over and visitor car parking. This apartment benefits from easy access to the lounge and communal facilities. 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. Access to the New Forest National Park is within walking distance.

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 large walk-in storage and airing cupboard. Doors lead to the bedroom, living room and shower room.

LIVING/DINING ROOM WITH BALCONY

A very well presented and spacious living/dining room. Two ceiling light points, power points. TV & telephone points. Glazed door with windows to side opening to a walk out balcony, glazed doors lead into a separate kitchen.

KITCHEN

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

BEDROOM

A spacious double bedroom with door to walk-in wardrobe. Ceiling light point, power points. TV and telephone point.

SHOWER ROOM

A Wet room style shower room half tiled, and level access to walk-in shower. Toilet, vanity unit with sink. There are grab rails. Tiled flooring. Emergency pull cord. LED mirror with integrated shaver socket and a mirrored cabinet. Heated towel rail and extractor ventilation.

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

We are completely transparent with our service charges for running the development. They do not cover external costs such as your Council Tax, electricity or TV, but do include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £ £3,401.63 pa until 30/06/2027

LEASEHOLD

Lease 999 Years from Jan 2016
Ground Rent: £425 per annum
Ground rent review date: Jan 2031

CAR PARKING

Parking is by allocated space, 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 House Manager on site for availability.

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.

