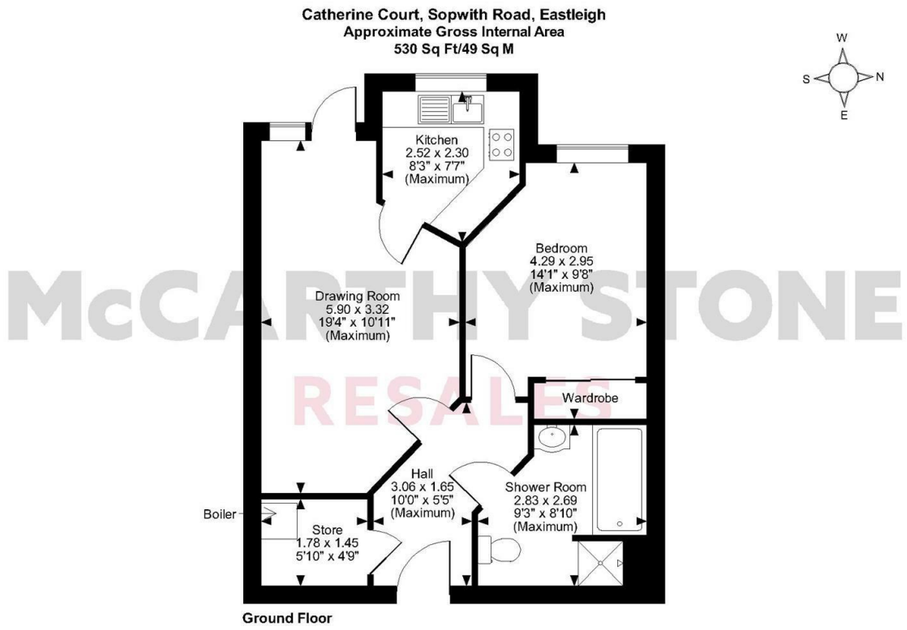
McCarthy Stone
Resales




McCARTHY STONE
RESALES

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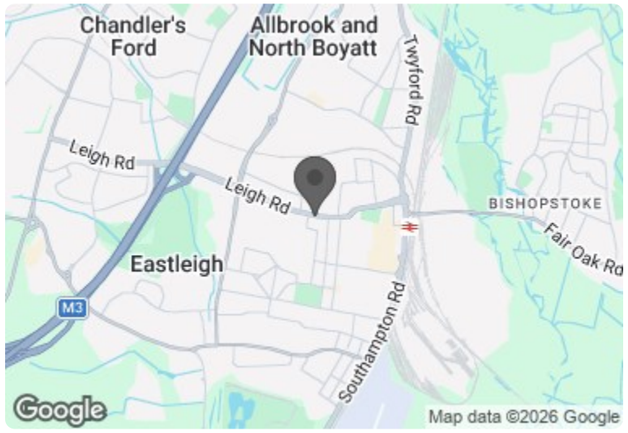
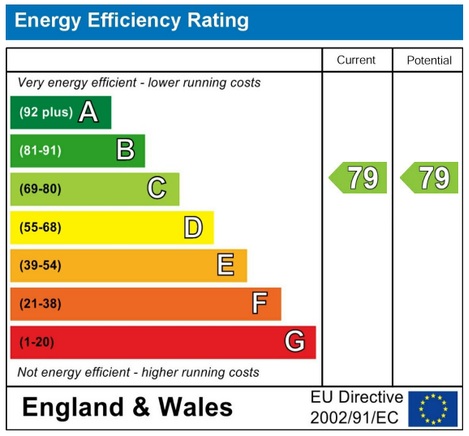
Council Tax Band: B

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The Property Ombudsman

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McCarthy Stone
Resales

# 6 Catherine Court

Sopwith Road, Eastleigh, SO50 5LN

PRICE REDUCED

PRICE REDUCTION

## Asking price £90,000 Leasehold

A spacious ONE BEDROOM retirement living plus apartment on the GROUND FLOOR of our Catherine Court development, This apartment benefits from a lovely walk out PATIO AREA, on site restaurant and landscaped gardens.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Catherine Court, Sopwith Road, Eastleigh

# 1 Bed | £90,000

PRICE REDUCED

### Catherine Court
Catherine Court is an Assisted Living development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development. Each apartment has a fully fitted kitchen, underfloor heating, fitted and tiled shower room with level access shower and a 24 hour emergency call system.

Communal facilities include a homeowners lounge where social events and activities take place, a function room and a roof top terrace overlooking the landscaped courtyard. There is a fully equipped laundry room and a restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Catherine Court with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Catherine Court is conveniently located for Eastleigh town centre with the High Street located close to the development.

### Entrance Hall
Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room, WC and bathroom.

### Living/Dining Room with patio door
A spacious and bright living room to include, TV and telephone points, Sky/Sky+ connection point. Ceiling lights, fitted carpets and raised electric power sockets. A glazed door leads onto a separate kitchen. Patio door to patio area.

### Kitchen
A fully fitted kitchen to include wood effect wall and floor mounted kitchen units with a laminate worktop. The kitchen includes a stainless steel sink and draining board, electric four ring hob, inset oven and inset fridge/ freezer.

### Bedroom
Bedroom one is a good sized double with plenty of space for furniture, it has the benefit of a built in mirrored wardrobe, fitted carpet, raised plug sockets, ceiling lights, a TV and telephone point.

### Bath/Shower Room
A fully fitted wet room with a shower and grab handles a separate bath, Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

### 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
• One hour of domestic support per week is included in the service charge.

Service charge: £10,384.57per annum (for financial year ending 31/03/2026)

The Service charge does not cover external costs such as your Council Tax, electricity or TV. Please contact your Property Consultant or Estates Manager for further information.

### Car Parking (Permit Scheme)
Parking is by allocated space subject to availability. 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 Estate Manager on site for availability.

### Lease Information
Lease: 125 Years from 1st June 2012
Ground rent: £435 per annum
Ground rent review date: 1st June 2027

### Additional Services and Information
• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage