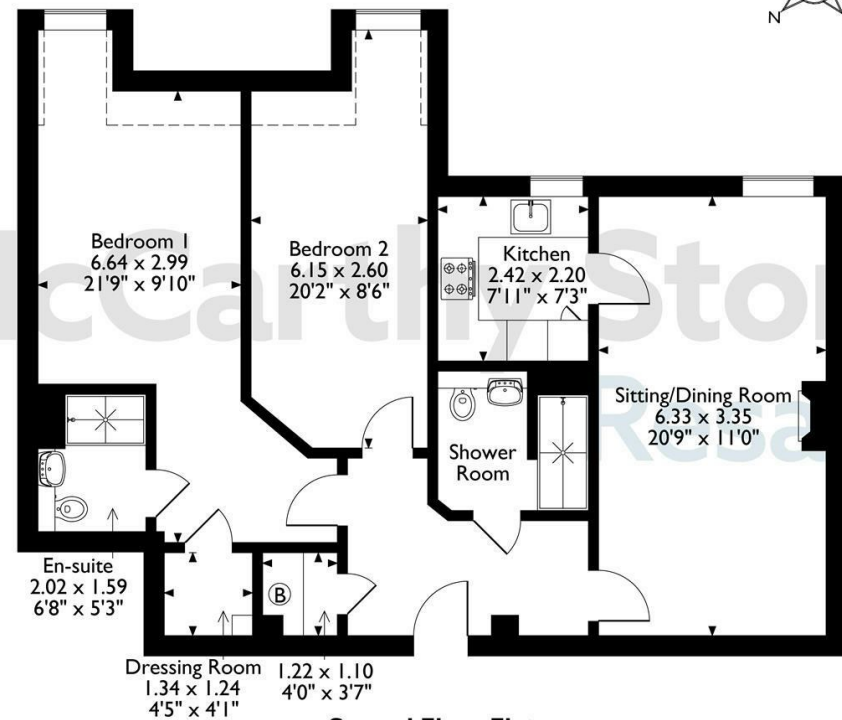
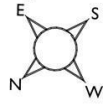


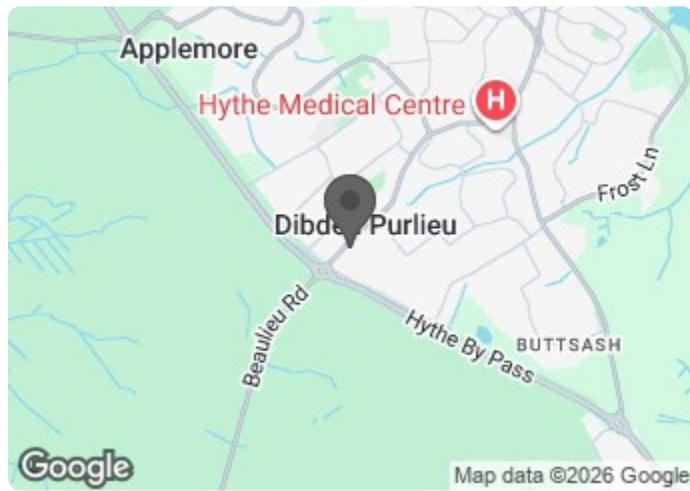
36 Coppice Gate, Beaulieu Road, Dibden Purlieu, Southampton, Hampshire  
 Approximate Gross Internal Area  
 83 Sq M/893 Sq Ft



**Second Floor Flat**

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**36 Coppice Gate**

Beaulieu Road, Southampton, SO45 4PW



**Asking price £265,000 Leasehold**

A Beautifully Presented Retirement Living TWO BEDROOM, FIRST FLOOR apartment, MASTER BEDROOM with EN SUITE and large WALK IN WARDROBDE. Development benefits from landscaped gardens, Communal lounge and a guest suite for visiting friends and family.

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



# Coppice Gate, Beaulieu Road, Dibden Purlieu, Southampton

2 bed | £265,000

## 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.

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 bedrooms, living room and shower room.

## LIVING ROOM

A very well presented and spacious living/dining room with feature electric fire place, Two ceiling light points, power points. TV & telephone points. Double glazed window. Partially glazed door leads into the 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 electric ceramic hob with extractor over with splashback.

## BEDROOM 1. WITH EN-SUITE

A spacious double bedroom with door to a large walk-in wardrobe/storage cupboard. Two ceiling light points, power points. TV and telephone point. Door to en-suite shower room.

## EN-SUITE SHOWER ROOM

With shower cubical, glass screen and grab rails. Toilet, vanity unit with sink. Tiled flooring. Emergency pull cord. LED mirror and a mirrored cabinet. Heated towel rail and extractor ventilation.

## BEDROOM 2.

A good size second bedroom. Two ceiling light points, power points. TV and telephone point.

## SHOWER ROOM

Shower room with fitted walk-in shower, glass screen and grab rails. Toilet, vanity unit with sink. 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

Service charge - £4,966.35 PA until 30/06/2026

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.

## LEASEHOLD

Ground Rent £495

Lease 999 Years from 2016

Ground review: 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.

## 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.

