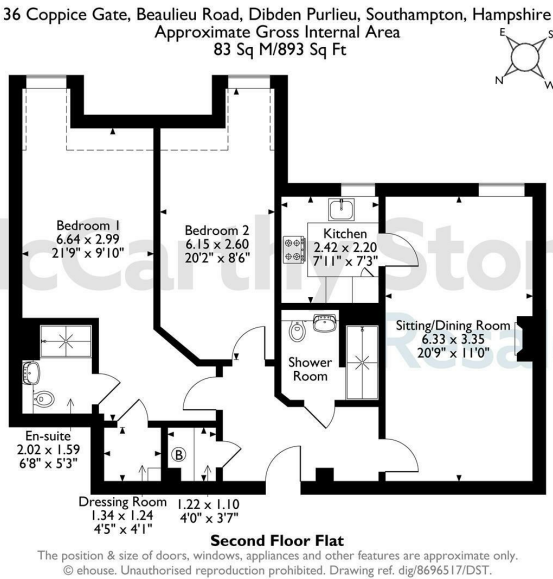
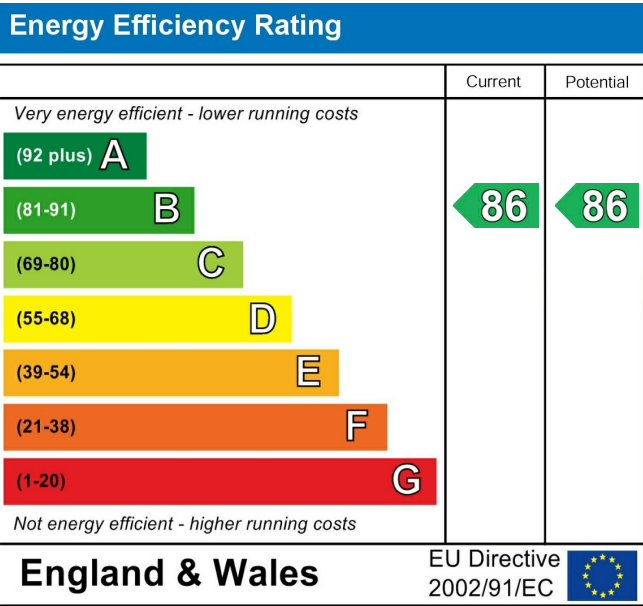




36 Coppice Gate

Beaulieu Road, Southampton, SO45 4PW

2 2 Council Tax Band: D

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 36 Coppice Gate could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £265,000
Leasehold

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

Why you'll love living here:

- House Manager
- 24 hour emergency call system
- Lift to all floors
- Video entry system
- Communal lounge
- Beautiful landscaped gardens
- Guest suite for family or friends
- Laundry room
- Mobility scooter store
- Close to local amenities

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

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.

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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



36 Coppice Gate, Southampton

 2 |  2 | Asking price £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 - £5,102.43 PA until 30/06/2027
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.

