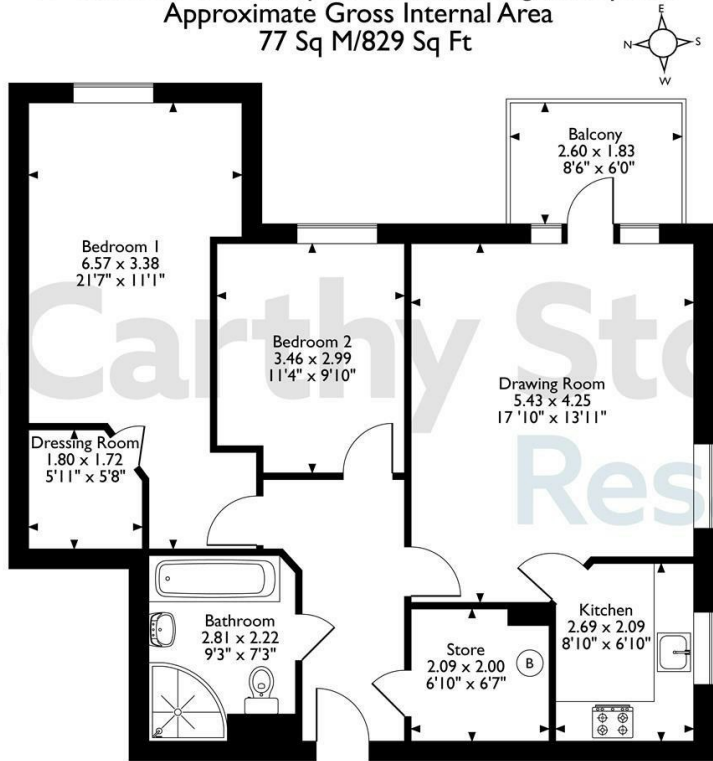


11 Catherine Court, Sopwith Road, Eastleigh, Hampshire  
Approximate Gross Internal Area  
77 Sq M/829 Sq Ft



First Floor

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.



## 11 Catherine Court

Sopwith Road, Eastleigh, SO50 5LN



## Offers over £180,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF CATHERINE COURT - BOOK NOW!

This TWO BEDROOM retirement apartment situated on the FIRST FLOOR features a SPACIOUS LIVING ROOM with patio door leading to BALCONY with space for garden furniture. On-site TABLE SERVICE RESTAURANT, landscaped communal gardens and COMMUNAL ROOF TERRACE.

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

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



# Catherine Court, Sopwith Road, Eastleigh

2 bed | £180,000

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 are two fully equipped laundry rooms 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 entrance hall with individual thermostat and the 24 hour Tunistall emergency response pull cord system and security door

entry system. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard,. Doors lead to the bedroom, living room and bathroom.

### Living / Dining Room With Balcony

A spacious and bright living room with a large double glazed window, as well as a patio door opening out onto a good sized, sheltered walk-out balcony. The lounge has a TV and telephone points, Ceiling lights, fitted carpets, raised electric power sockets and ample space for a dining area. A glazed door leads onto a separate kitchen.

### Kitchen

Fully fitted modern style kitchen with cupboard doors and co-ordinated work surfaces. Electronically operated double glazed window. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap. There is an integrated fridge/freezer and built-in electric oven and electric ceramic hob with extractor hood over.

### Bedroom

Large double bedroom with mirror fitted wardrobes. TV and phone point, ceiling lights and door to a walk in wardrobe.

### Bathroom

Tiled and fitted with bath and walk-in level access shower. Toilet, vanity unit with sink and mirror above, there are grab rails and non slip flooring. Emergency pull cord.

### Second Bedroom

Bedroom two is another spacious bedroom, which could alternatively be used as a separate dining room, hobby room or home office. With the benefit of fitted carpet and raised plug sockets.

### Service Charge

- 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.

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.

Service charge: £14,012.91 per annum (for financial year ending 31/03/26)

### Car Parking Permit scheme(subject to availability)

Parking is by allocated space, subject to availability. 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.

### Leasehold

Lease 125 Years from 2012  
Ground Rent £435.00  
Ground rent review date: June 2027

### Additional Information and Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

