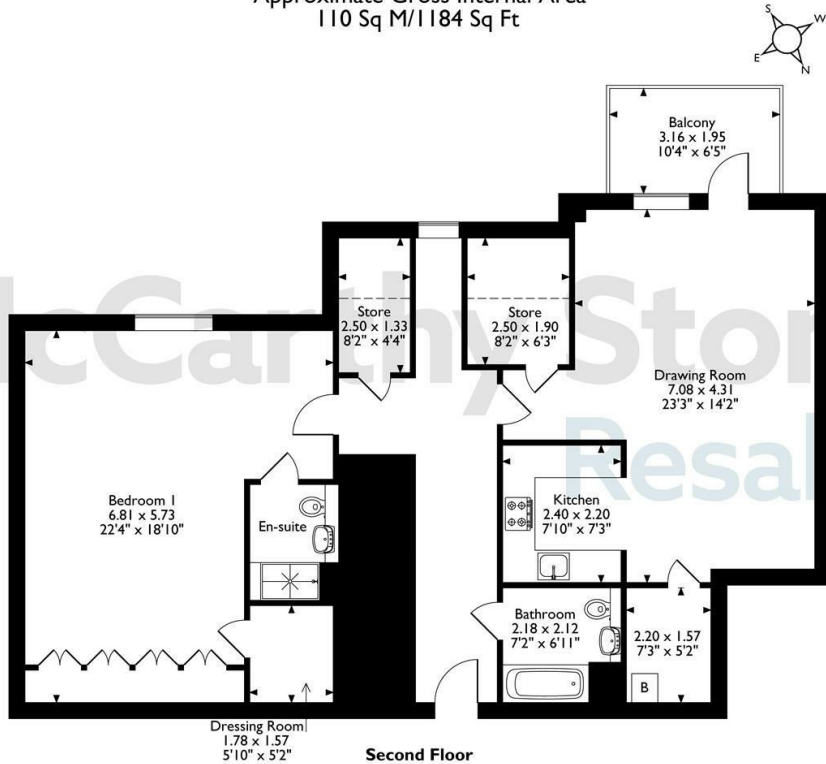


29 Coppice Gate, Beaulieu Road, Dibden Purlieu, Southampton, Hampshire
Approximate Gross Internal Area
110 Sq M/1184 Sq Ft



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(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	

29 Coppice Gate

Beaulieu Road, Southampton, SO45 4PW



Asking price £249,950 Leasehold

A Beautifully Presented ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT, with patio door leading to walk out balcony, MASTER BEDROOM with EN SUITE and FULLY FITTED BESPOKE WARDROBES

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.



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Coppice Gate, Beaulieu Road, Southampton, SO45 4PW

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 PATIO DOOR

A very well presented and spacious living/dining room. Two ceiling light points, power points. TV & telephone points. Patio door from lounge leading to walk out balcony

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, splashback and slimline dishwasher.

BATHROOM

Fitted with a bath and shower fitting above, fully tiled around bath/shower area with 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.

BEDROOM

A very spacious double bedroom with door to walk-in wardrobe and also extensive fitted wardrobes. With two ceiling light points, power points. TV and telephone point.

EN SUITE

Fully tiled walk in shower with sliding doors, toilet, vanity unit with sink. Tiled flooring, 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

1 Bed | £249,950

- 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: £ £3,310.92 pa until 30/06/2026

LEASEHOLD

Ground Rent £425
Lease 999 Years from 2016
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

