McCarthy & Stone
RESALES

8 Catherine Court Sopwith Road, Eastleigh, SO50 5LN
Offers in excess of £150,000 LEASEHOLD

For further details
please call 0345 5564104

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A ONE BEDROOM GROUND FLOOR ASSISTED LIVING RETIREMENT APARTMENT WITH PATIO DOOR

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 Tunstall 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.

LOUNGE

Feature fitted fireplace and electric fire. A spacious lounge/dining room with patio door. Two ceiling light points, power points. TV & telephone points. Partially double glazed doors lead 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

Double bedroom with mirror fitted wardrobes. TV and phone point, ceiling lights.

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.

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, but does include the cost of your Estates 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. Please contact your Property Consultant or Estates Manager for further information.

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.

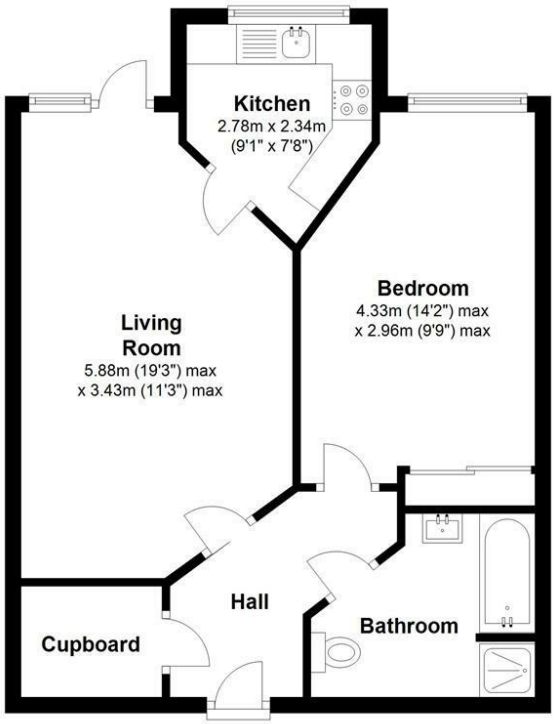
LEASEHOLD

Lease 125 Years from 2012
Ground Rent £435.00

CHILDREN MUST
BE SUPERVISED

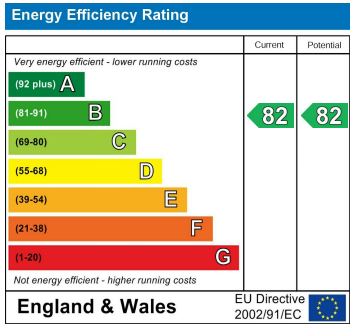
Flat

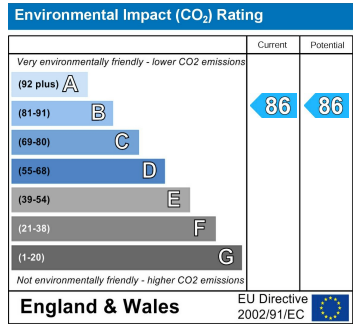
Approx. 50.3 sq. metres (541.4 sq. feet)



Total area: approx. 50.3 sq. metres (541.4 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlanUp.





There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 5564104 or email resales@mccarthyandstone.co.uk

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