McCarthy & Stone
RESALES

34 Coppice Gate Beaulieu Road, Southampton, SO45 4PW
Asking price £299,950 LEASEHOLD

For further details
please call 0345 556 4104

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A two bedroom second floor retirement apartment

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, shower room and WC.

Living Room

A very well presented and spacious living/dining room with feature fire surround and electric coal effect fire. Two ceiling light points, power points. TV & telephone points. Double glazed window. Opening 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, splashback and slimline dishwasher. Electrically operated overhead skylight providing ventilation and natural light.

Bedroom One

A spacious double bedroom with door to walk-in wardrobe. Storage cupboard. Two ceiling light points, power points. TV and telephone point. Window overlooking gardens.

Bedroom Two

A good size second bedroom with built-in wardrobe with double doors. Two ceiling light points, power points. TV and telephone point.

Shower Room

A Wet room style shower room part tiled, and level access to 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.

Separate WC

Tiled floor and partly tiled walls, WC, wall mounted wash hand basin, Mirror with LED lighting, ladder style heated towel rail.

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

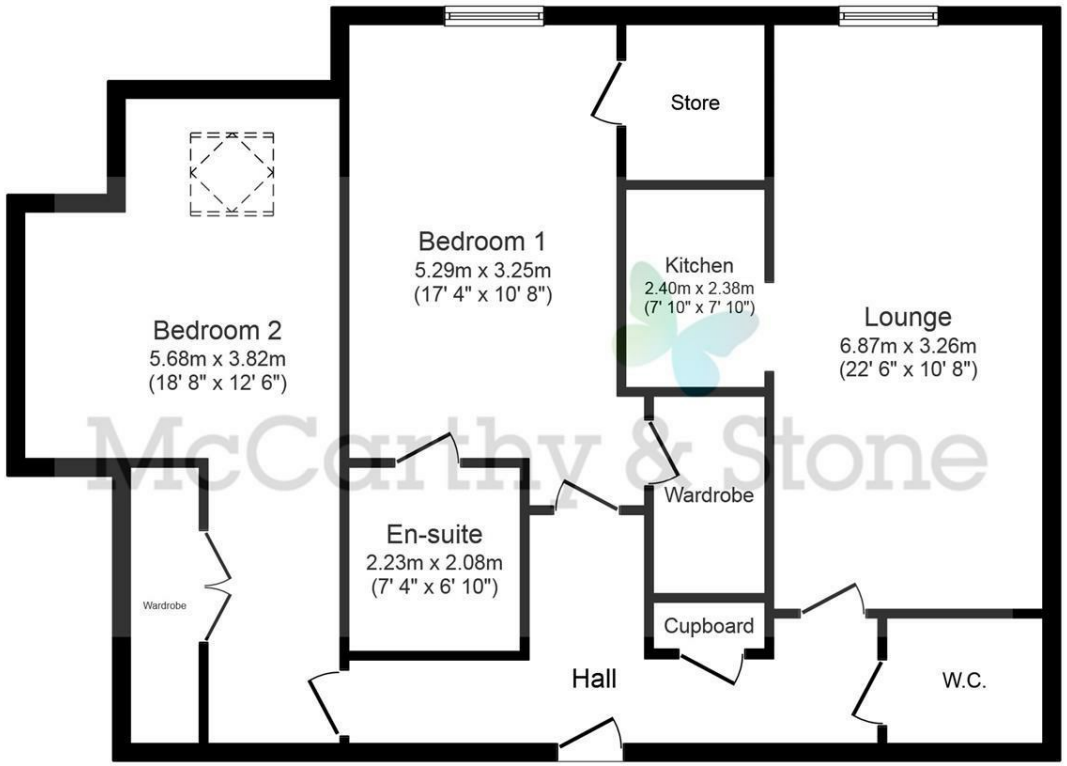
We are completely transparent with our service charges for running the development. They do not cover external costs such as your Council Tax, electricity or TV, but do include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal 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 £425
Lease 999 Years from 2016

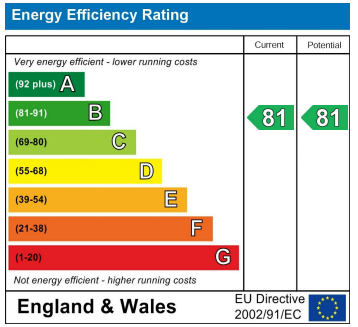
Car Parking

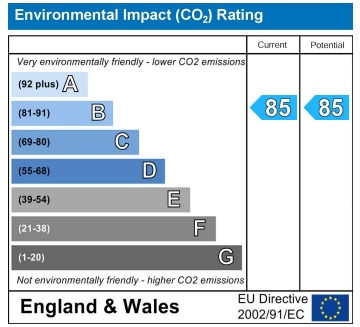
Parking is by allocated space, The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com





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

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