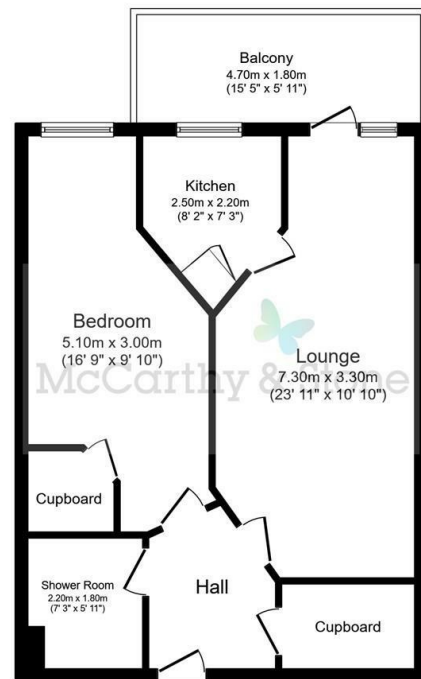


# McCARTHY STONE RESALES

## 14 COPPICE GATE BEAULIEU ROAD, SOUTHAMPTON, SO45 4PW



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.localagent.com

**COUNCIL TAX BAND: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>89</b>	<b>89</b>



A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH  
BALCONY

**PRICE REDUCTION**

**ASKING PRICE £285,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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# COPPICE GATE, BEAULIEU ROAD, DIBDEN

# 1 BEDROOMS £285,000

## 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 bedroom, living room and shower room.

## LIVING/DINING ROOM WITH A LARGE BALCONY

A very well presented and spacious living/dining room. Two ceiling light points,

power points. TV & telephone points. Patio door with windows to side opening to a large balcony and stunning views over the landscaped gardens. Partially glazed doors lead into a separate 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. Window overlooking rear gardens.

## BEDROOM

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

## SHOWER ROOM

A Wet room style shower room half tiled, and level access to walk-in shower. Toilet, vanity unit with sink. There are grab rails. 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

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: £2,569.00 pa (for financial year ending 07/22)

## 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.

