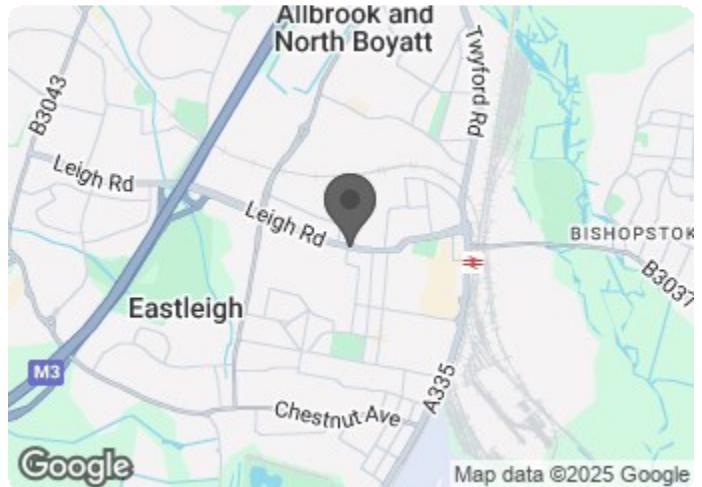


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The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: B**



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(81-91) B		
(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		



## 52 Catherine Court

Sopwith Road, Eastleigh, SO50 5LN



**Asking price £135,000 Leasehold**

Nestled in the tranquil Catherine Court on Sopwith Road, Eastleigh, this charming one-bedroom retirement apartment is designed for those aged over 70. The property features a welcoming reception room, a well-appointed bathroom, and the added benefit of one hour of domestic help each week. Enjoy a comfortable and secure living environment in this purpose-built apartment, perfect for a relaxed lifestyle.

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

# Catherine Court Sopwith Road, Eastleigh

1 bed | £135,000

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## Catherine Court - Assisted Living for the Over-70s

Catherine Court is a thoughtfully designed Assisted Living development by McCarthy & Stone, tailored for individuals aged 70 and over who value their independence but may require additional care and support.

Each apartment is equipped with a fully fitted kitchen, underfloor heating, and a modern, tiled shower room with level access. For added peace of mind, a 24-hour emergency call system is available, accessible through personal pendants and call points in the bedroom and bathroom. The development benefits from an onsite management team, led by an experienced Estate Manager, available 24/7 to provide support and oversee the community.

## Communal Facilities

Residents can enjoy a range of amenities, including:

A stylish homeowners' lounge hosting regular social events and activities.  
A function room and a rooftop terrace with views of the landscaped courtyard.  
A restaurant offering table service and freshly prepared meals daily.  
A fully equipped laundry room.  
Guest accommodation, available for booking at an additional cost.

## Support and Services

Catherine Court provides one hour of domestic support per week, included in the service charge. Additional care and support can be arranged, starting from just 15 minutes per session, with flexibility to suit changing needs.

## Convenient Location

Situated close to Eastleigh town centre, Catherine Court offers easy access to the High Street, ensuring residents are well-connected to local shops and services.

Catherine Court is ideal for those seeking a balance of independence, community, and tailored support in a welcoming environment.

## Entrance Hall

The front door, fitted with a spy hole for added security, opens into a spacious entrance hall. Here, you'll find the 24-hour Tunstall emergency response pull cord system, an illuminated light switch, a smoke detector, and an apartment security door entry system with intercom, ensuring both safety and convenience.

The hallway also provides access to a generous walk-in storage/airing cupboard. Doors lead to the bedroom, living room, and bathroom.

## Living Room

A bright and airy lounge featuring large double-glazed windows and a door that opens onto a spacious walk-out balcony, offering charming views of the courtyard and communal grounds. The room is well-equipped with TV and telephone points, as well as a Sky/Sky+ connection point for added convenience.

Additional features include two ceiling lights, fitted carpets, and raised electric power sockets for ease of access. Part-glazed doors lead to a separate kitchen, enhancing the flow of the space.

## Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

## Bedroom

A spacious double bedroom featuring a fitted wardrobe with double mirrored sliding doors, offering ample storage space with hanging rails and shelving. The room benefits from a window overlooking the communal gardens and courtyard, filling the space with natural light.

Additional features include ceiling lights, along with TV and telephone points for convenience.

## Bathroom

Fully tiled and fitted with suite comprising of level access shower and a separate bath. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

## Car Parking (Permit Scheme)

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 Estate Manager on site for availability.

## Service Charge

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £10,384.57 per annum (for financial year ending 31/03/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200 pa).

## Lease Information

Lease: 125 years from the 1st June 2012

Ground Rent: £435 per annum

Ground Rent Review: 1st June 2027

## Additional Information & Services

- SuperFast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

