

# PRICE REDUCTION



McCarthy & Stone  
RESALES

12 Coppice Gate Beaulieu Road, Southampton, SO45 4PW  
Asking price £289,000 Leasehold

For further details  
please call 0345 556 4104

# 12 Coppice Gate Beaulieu Road, Southampton, SO45 4PW

A Super positioned one bedroom ground floor Retirement Living apartment with feature fire surround and patio area to PATIO AREA OVERLOOKING THE GARDEN - conveniently located close to local amenities

## 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 where 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 walk-in storage and airing cupboard. Doors lead to the bedroom, living room and shower room.

## LIVING ROOM WITH PATIO DOOR TO GARDENS

A spacious and well presented living/dining room

with patio door and windows to side leading to a paved patio area and gardens. Two ceiling light points, raised power points. TV & telephone points. Feature fire surround with an electric fire. Partially glazed door leads into a separate kitchen.

## KITCHEN

Fully fitted modern style kitchen with gloss ivory finish cupboard doors and co-ordinated work surfaces. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap. There is an integrated fridge/freezer and a waist height electric oven and microwave. There is also a fitted electric ceramic hob with extractor fan, splashback and dishwasher. Electronically operated window overlooking the garden.

## BEDROOM

A spacious double bedroom overlooking the garden. with door to walk-in wardrobe with light and sensor. TV and phone point, ceiling lights

## SHOWER ROOM

A wet room style bathroom half tiled and level access to walk-in shower. Toilet, vanity unit with sink. There are grab rails and tiled flooring. Emergency pull cord. LED mirror cabinet with integrated shaver socket. Heated towel rail and extractor ventilation. Illuminated light switch.

## 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

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

## LEASEHOLD

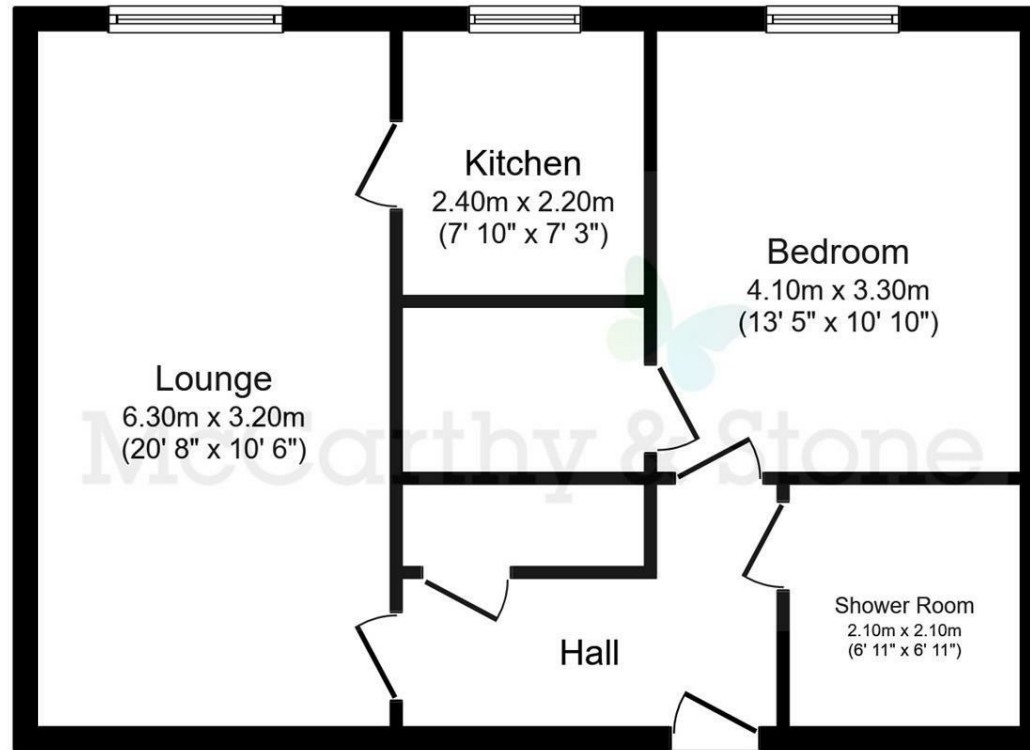
Ground Rent £425

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 plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	88	88	86
			86
England & Wales	EU Directive 2002/91/EC		EU Directive 2002/91/EC

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 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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