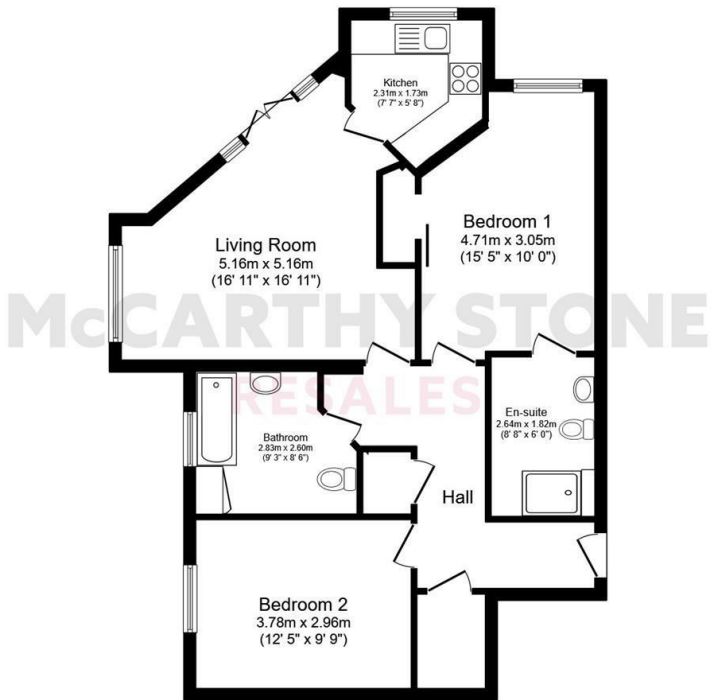


7 Catherine Court

Sopwith Road, Eastleigh, SO50 5LN

PRICE  
REDUCED



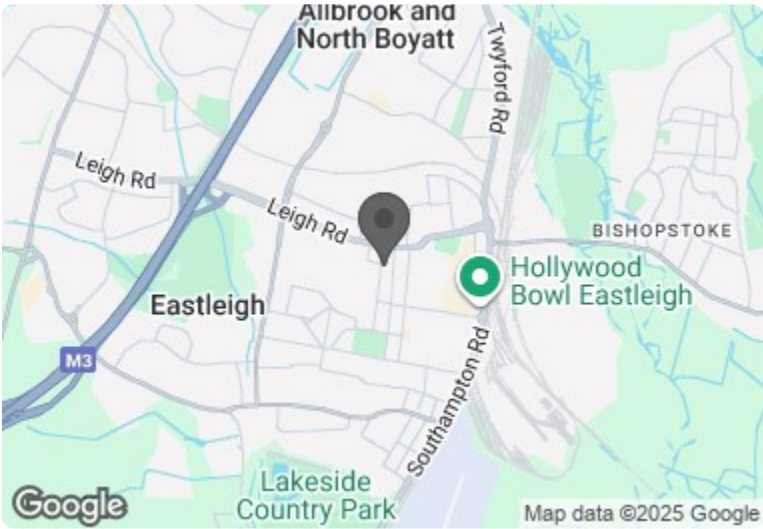
Total floor area 74.5 sq.m. (802 sq.ft.) approx

Printed Contact Details...

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

Powered by focalagent.com

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	



PRICE REDUCTION

Asking price £150,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF CATHERINE COURT!

A Beautiful CORNER TWO BEDROOM ,TWO BATHROOM RETIREMENT APARTMENT ON THE GROUND FLOOR WITH PRIVATE OUTSIDE SPACE. CATHERINE COURT has SECURE PRIVATE GARDENS , 24/7 STAFF, COMMUNAL FACILITIES, DOMESTIC SUPPORT PACKAGES. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED per week. Fitted carpets through the apartment. ON SITE RESTAURANT.

Call us on 0345 556 4104 to find out more.

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# Catherine Court, Sopwith Road, Eastleigh

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 is a fully equipped laundry room 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/s 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, 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, 24 hour Tunstall emergency response pull cord system, security door and intercom system for extra piece of



mind. Illuminated light switches and smoke detector. From the hallway there is a separate store and airing cupboard,. Doors lead to the bedrooms, living room and bathroom.

## LOUNGE

A very well presented spacious double aspect living/dining room. Modern fitted ceiling lights, power points. TV & telephone points. Partially glazed door leads onto a separate kitchen.

## PATIO

A private external space accessed through through the double glazed doors

## KITCHEN

Fully fitted modern style kitchen with co-ordinated cupboard doors and work surfaces. 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. Window to front.

## BEDROOM ONE

Double bedroom with mirror wardrobes. TV and phone point, ceiling lights. Door to en-suite shower room.

## EN-SUITE

Tiled and fitted with a double size shower cubicle with sliding glass screen. Toilet, vanity unit with sink and mirror above, electrically heated towel rail and non slip flooring. Emergency pull cord.

## BEDROOM TWO

Spacious second double bedroom, which could alternatively be used as a separate dining room or home office.

## BATHROOM

Tiled and fitted with bath and walk-in level access



# 2 Bed | £150,000

shower. Toilet, vanity unit with sink and mirror above, there are grab rails and non slip flooring. Emergency pull cord. Window to side.

## Service Charge

- 24/7 staff on site to support to the independent living
- 24 hour emergency call system
- One hour of domestic support included per week
- Upkeep of gardens and grounds
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Cleaning of windows

The Service charge does not cover external costs such as your Council Tax, electricity ,TV licence or meals in the restaurant, to find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £14,012.91 per annum (for financial year ending 31/03/26).

## Car Parking Permit Scheme

Allocated on site secure parking is provided for an annual fee subject to availability  
The whole development is protected by an access control system with electric gates controlled by residents and management intercom and fob system.

## Ground Rent

Ground Rent £510 per annum  
Leasehold 125 Years from June 2012  
Ground rent review date: June 2027

## Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

