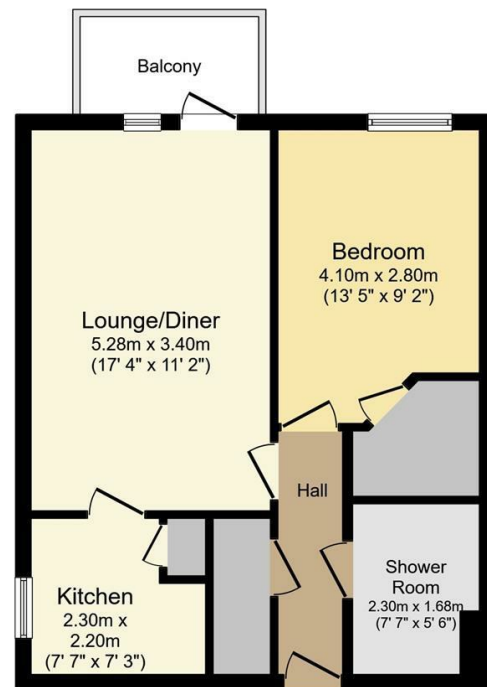


# McCARTHY STONE RESALES

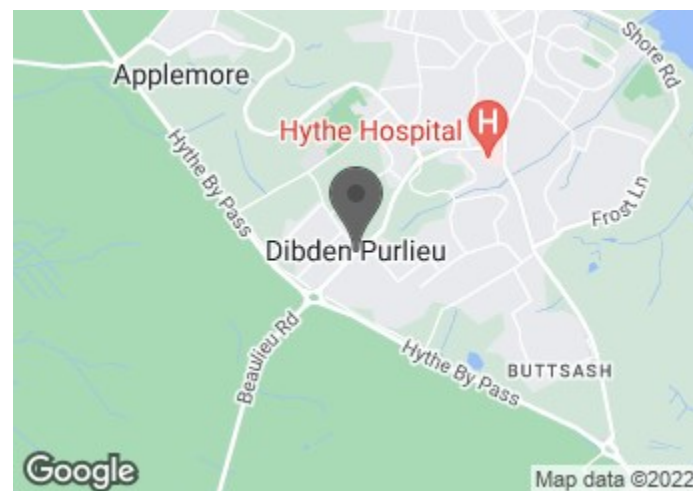
## 16 COPPICE GATE BEAULIEU ROAD, SOUTHAMPTON, SO45 4PW



**Floor Plan**  
Floor area 47.0 sq. m. (506 sq. ft.) approx

Total floor area 47.0 sq. m. (506 sq. ft.) approx  
This Floor Plan is for illustration purposes only and may not be representative of the property.  
The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © KeyAGENT

### COUNCIL TAX BAND:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>87</b>	<b>87</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			

# McCARTHY STONE RESALES

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A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH  
BALCONY

**ASKING PRICE £257,500 LEASEHOLD**

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# COPPICE GATE, BEAULIEU ROAD, DIBDEN PURLIEU, SOUTHAMPTON

1 BED | £257,500

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 and the development includes a Homeowners' lounge and beautiful landscaped gardens to relax in on fine days.

There is a guest suite for when visitor who wish to stay over and car parking -permit applies check with the House Manager for availability.

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.

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

## LOUNGE WITH BALCONY

A very well present living/dining room. Two ceiling light points, power points. TV & telephone points. Patio door to balcony. Partially double glazed doors lead 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 over, splashback and slimline dishwasher.

## BEDROOM

A double bedroom with door to walk-in wardrobe. TV and phone point, ceiling lights

## BATHROOM

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

## SERVICE CHARGE

- 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. 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)

## CAR PARKING PERMIT SCHEME

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.

## GROUND RENT

Ground Rent £425  
Ground rent review date: Jan 2031  
Lease 999 Years from 2016

