



Catherine Court, Sopwith Road, Eastleigh, Hampshire, SO50 5LN



ACCOMMODATION

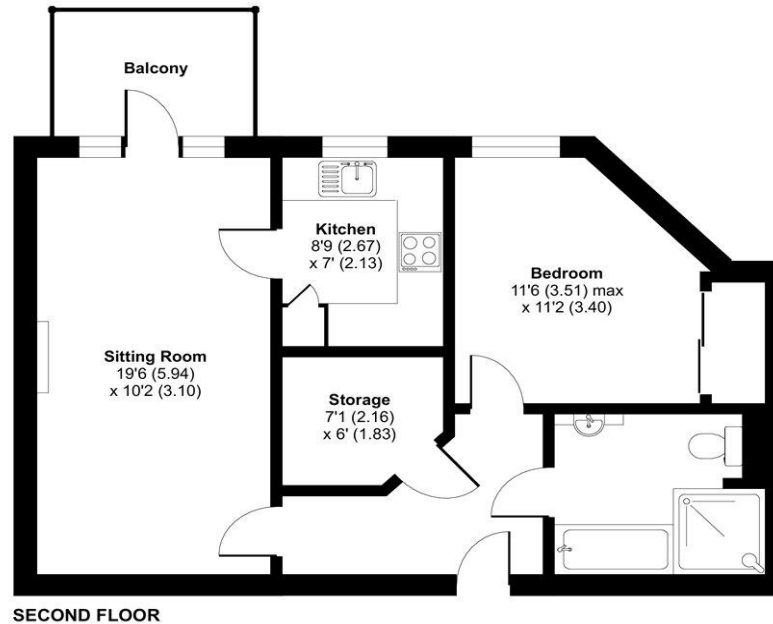
RETIREMENT PROPERTY

A traditional one-bedroom retirement apartment forming part of the popular development of Catherine Court, located in the heart of Eastleigh. Exclusively for the over 70s and benefiting from high quality facilities such as a lift and residents' lounge and with access to guest accommodation. The home provides a fantastic lifestyle situated close to the bustling town of Eastleigh with an array of boutique shops and independent restaurants all within easy reach. The south-facing accommodation can be found on the second floor and entered via a communal hall with entry phone system. The welcoming accommodation includes a central hall leading to all principal rooms. A spacious sitting room and generous double bedroom are ideally positioned to enjoy views over the rear gardens. The bright and inviting principal bedroom includes fitted wardrobes with hanging rails. The internal accommodation continues to delight with a modern kitchen and four-piece bathroom which is fitted with a white suite including walk in shower and bath tub. A convenient laundry room, on-site house manager and emergency pull-cord complete the accommodation.

** Under the 1979 Estate Agents Act, we wish to declare that the vendor of the property is associated with Charters Estate Agents.



Approximate Area = 589 sq ft / 54.7 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1130791



SITUATION

Situated in a popular location, this property enjoys the advantages of easy access to the family-friendly Eastleigh town centre, as well as the vibrant cities of Southampton and Winchester with their wide range of leisure facilities and shopping opportunities. The nearby Eastleigh mainline railway station provides convenient and frequent services to London Waterloo. In addition, Southampton International Airport is just a short drive away, and the property enjoys easy access to major road links including the M3 and M27. 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 home owners 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 as well as onsite management 24 hours a day.



SPECIFICATION

- Retirement Living Plus Estate
- Spacious double bedroom
- Sitting/dining room
- Communal lounge
- Residents parking
- South facing balcony
- On-site House Manager
- No chain

LOCAL AUTHORITY COUNCIL TAX BAND
Eastleigh Borough Council

COUNCIL TAX BAND
B

GUIDE PRICE
Offers In Excess Of £135,000

TENURE
Leasehold
Unexpired Years: 113
Annual Ground Rent: £435
Ground Rent Increase: TBC
Ground Rent Review Period: TBC
Annual Service: £10,067.64
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.