



Catherine Court, Sopwith Road, Hampshire, SO50 5LN



### **ACCOMMODATION**

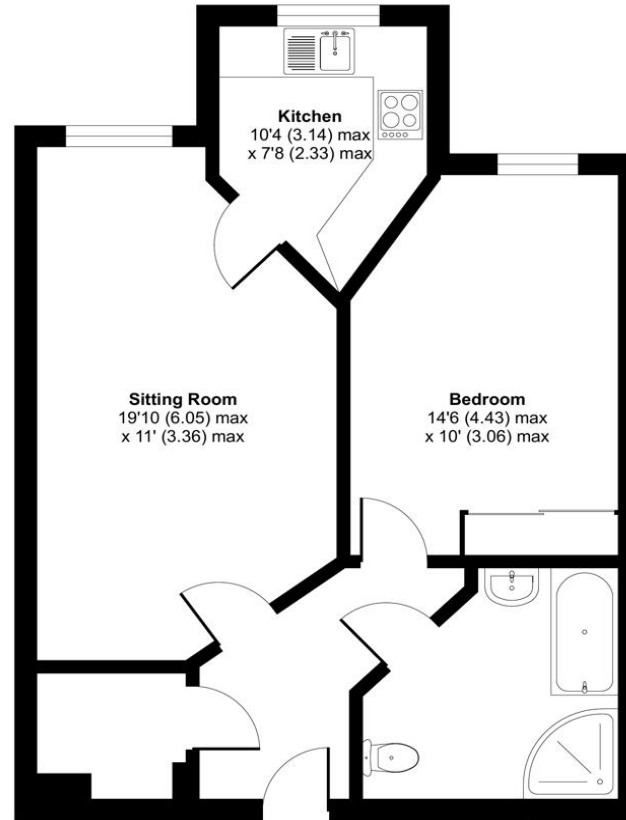
Located within a well-regarded retirement complex, this one-bedroom apartment offers a comfortable and convenient lifestyle for those seeking independent living with support if needed with a 24-hour emergency call system.

Situated in a well-maintained development, the property benefits from beautiful communal gardens, residents' facilities, and a welcoming community atmosphere. The apartment features a bright and spacious living/dining area, providing a relaxing space to unwind or entertain guests. The modern fully fitted kitchen is well-equipped with ample storage and integrated appliances. The bedroom is generously sized, benefiting from built-in wardrobes for added convenience. The stylish fitted and tiled shower room is designed with accessibility in mind, featuring a walk-in shower and modern fittings. Residents of this development enjoy access to communal lounges, well-kept gardens, and on-site services, ensuring a safe and sociable living environment.



Approximate Area = 571 sq ft / 53 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Charters Estate Agents Limited. REF: 1252714



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

## SITUATION

Catherine Court is conveniently located for Eastleigh town centre with the High Street located close to the development. Southampton and Winchester with their wide range of leisure facilities and shopping opportunities are within easy reach. 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.



#### **SPECIFICATION**

- Assisted living one bedroom apartment
- 24-hour emergency call system
- Underfloor heating
- Well-maintained development
- Fully fitted kitchen
- Spacious living/dining room
- Communal lounges
- Roof top terrace and communal gardens

#### **LOCAL AUTHORITY**

Eastleigh Borough Council

Council Tax Band B

#### **GUIDE PRICE £100,000**

#### **TENURE**

Leasehold

Length of lease – 125 years from June 2012

Annual ground rent - £435.00

Annual service charge - £10,067.72