



## Catherine Court, Sopwith Road, Eastleigh, SO50 5LN Reduced To £170,000

This purpose-built residence, constructed in 2011, offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking an assisted living environment. As you enter the apartment, you will be greeted by a spacious and inviting layout that maximises natural light. The two well-proportioned bedrooms provide ample space for relaxation and rest. One of the standout features of this property is the charming balcony that overlooks the beautifully maintained communal grounds, offering a serene spot to enjoy your morning coffee or unwind in the evening.

The apartment is ideally situated, providing easy access to the town centre and local amenities. Residents can take advantage of the communal roof terrace, which serves as a wonderful space for socialising and enjoying the fresh air. Guest facilities are also available, ensuring that your visitors feel right at home.

This retirement apartment not only offers a comfortable living space but also fosters a sense of community among its residents. With its modern design and thoughtful amenities, this property is a fantastic opportunity for those looking to embrace a fulfilling lifestyle in a supportive environment. Don't miss the chance to make this lovely apartment your new home.

## Entrance Lobby

The property is accessed via a communal entrance with security entryphone and a lift and staircase leading to the first floor landing where a private solid panel door with chrome door furniture opens onto a large entrance hall.

## Entrance Hallway

Smooth plastered ceiling, ceiling light points. A door opens to a useful airing cupboard housing an insulated pressurised hot water cylinder with slatted linen shelving, and houses the electric consumer unit and meter.

All doors are of a solid panel design.

## Lounge / Dining Room 17'9" x 13'4" (5.42 x 4.08)

Smooth plastered ceiling, two ceiling light points, upvc double glazed window to the side aspect and double glazed sliding door opening to the balcony with adjacent full height windows.

Provision of power points, television point, Sky and telephone point.

From here a part glazed door gives access to the kitchen.



## Kitchen 9'7" x 6'9" (2.94 x 2.06)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect, ceramic glazed tiled flooring.

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap, 'Beko' four burner electric hob, stainless steel 'Beko' chimney style extractor fan. Built in undercounter fridge, integrated freezer, mid height 'Bosch' electric fan assisted oven. Splashback tiling.



## Master Bedroom 21'6" x 9'11" widening to 11'1" (6.57 x 3.04 widening to 3.39)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, provision of power points, television and telephone point.

From here a solid pane door opens to large walk in wardrobe. Providing hanging rail, shelving and a light point.



## Bedroom 2 11'3" x 9'8" (3.43m x 2.95m)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, provision of power points, television and telephone point.



## Wet Room 7'0" x 7'10" widening to 9'3" (2.15 x 2.41 widening to 2.82)

Smooth plastered ceiling, ceiling light point, extractor fan. Wash hand basin set within a vanity unit with storage below, close coupled wc with dual push flush, bath with a mono bloc mixer tap. Large shower area with a thermostatic shower, ceramic glazed full height tiled walls and wet room style flooring.



**Balcony**



**Laundry Room**



**Communal Lounge**



**Communal Dining Room**



## Communal Facilities

There are three lifts, a library, laundry room, a guest suite with en-suite facilities for friends and family. A waitress serviced restaurant serving a hot three course lunch every day. The residents' lounge is located on the ground floor and has direct access onto a patio area. There is permit car parking for £250 per annum and a battery scooter store with charging points and direct access into the building.

## Tenure

We understand that the property is leasehold with a residue of a 125 year lease from 2012. All apartments in Catherine Court pay a monthly maintenance charge (£545 per month). With £217.50 per half year ground rent.

These details must then be confirmed by the vendor's solicitor and verified by a buyer's solicitor.

## Additional Information

Council Tax Band - B.

Sellers Position - Vacant Possession.

## 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
- One hour of domestic support per week is included in the service charge.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. Please contact your Property Consultant or Estates Manager for further information.

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

## Tenure

Leasehold - Lease 125 Years from 2012

Ground Rent £435.00

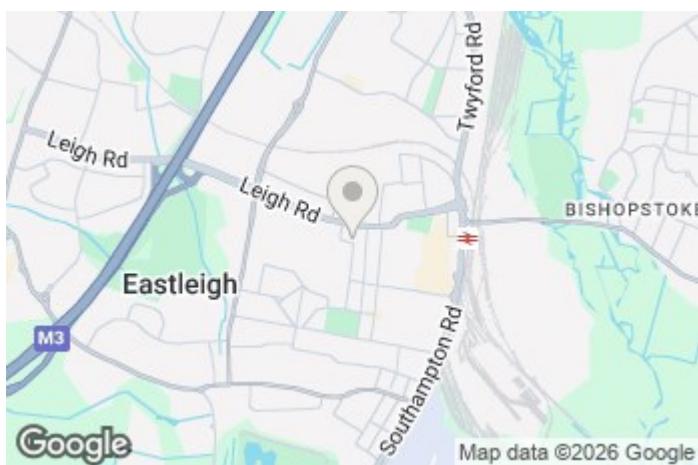
Ground rent review date: June 2027

## Communal Games Room



## Communal Roof Terrace

### Council Tax Band B



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