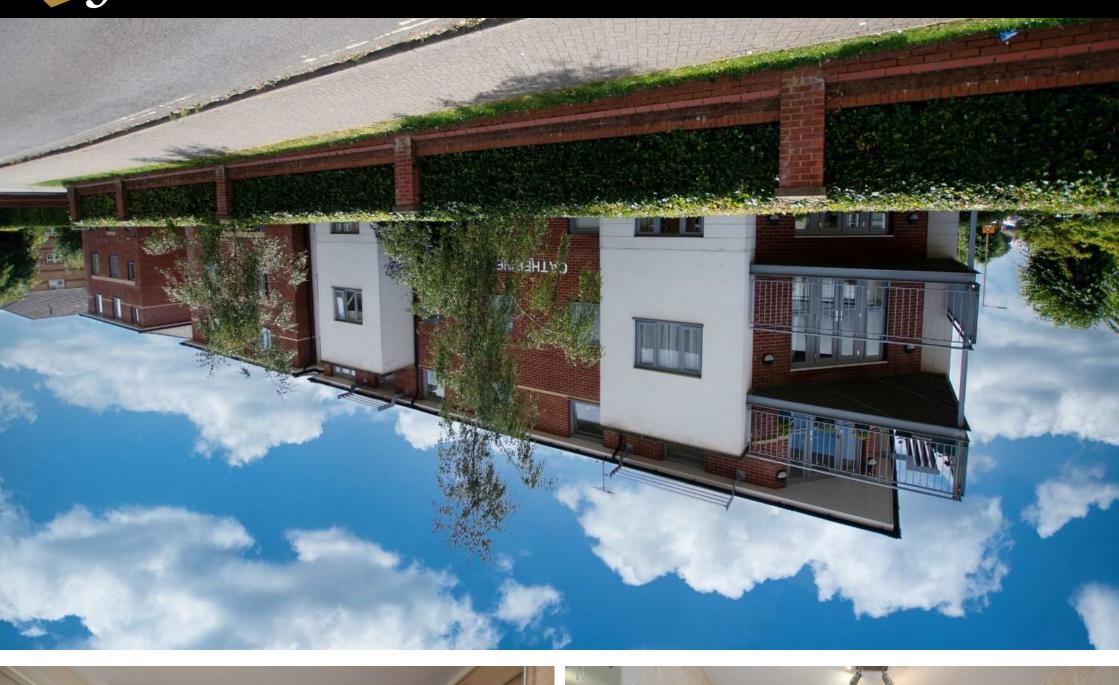


Sopwith Road - £190,000

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27 Catherine Court Sopwith Road, Eastleigh, SO50 5LN

Asking Price £190,000

Stanford Estate Agents are delighted to present this two double bedroom, first floor retirement apartment, located in central Eastleigh, Catherine Court is a well known and sought after McCarthy & Stone purpose built apartment block for over 70's.

Internally the apartment compromises of a lounge/diner with views over the court yard and door leading onto the balcony, a beautifully presented modern kitchen with a window over the balcony. The main bedroom has mirrored fitted sliding door wardrobes, bedroom two is of a good size and also has a window towards the balcony. There is also a four piece fitted wet room with a low height panel enclosed bath low level WC and a fitted seat inside the shower.

Catherine Court has a multitude of communal rooms for socialising, these comprise of a large dining room and a large lounge area. Situated close to these rooms is a function room with book shelves, games table and a pool table. Catherine Court also has a communal laundry room and inside parking spaces for mobility scooters. There is also a Managers Office should assistance be required.

The well maintained outside areas offer a courtyard garden with mature plants, shrubs and trees. There is also a communal roof terrace.

Car Parking (Permit Scheme) Parking is by allocated space subject to availability. 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 Estate Manager on site for availability.

Service Charges:

Service Charge (Breakdown) - 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 seller has provided the following lease information, however, this information should be clarified by a conveyancer/legal advisor before completing a purchase.

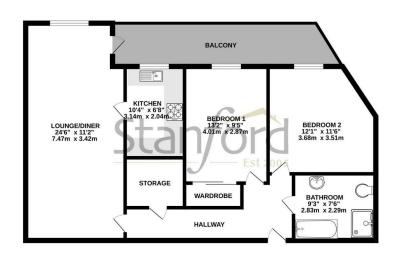
Leasehold Information:

Lease Length: 125 Years From 1st June 2012 Service charge: £12,371.52 Per Annum

Ground Rent: £510 Per Annum

Other Information: Local Council: Eastleigh Borough Council: Council Tax Band: B Sellers Position: No Forward Chain





eastleigh@stanfordestateagents.co.uk



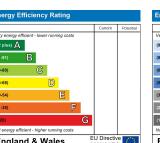


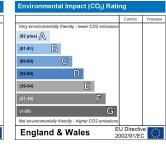














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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

