









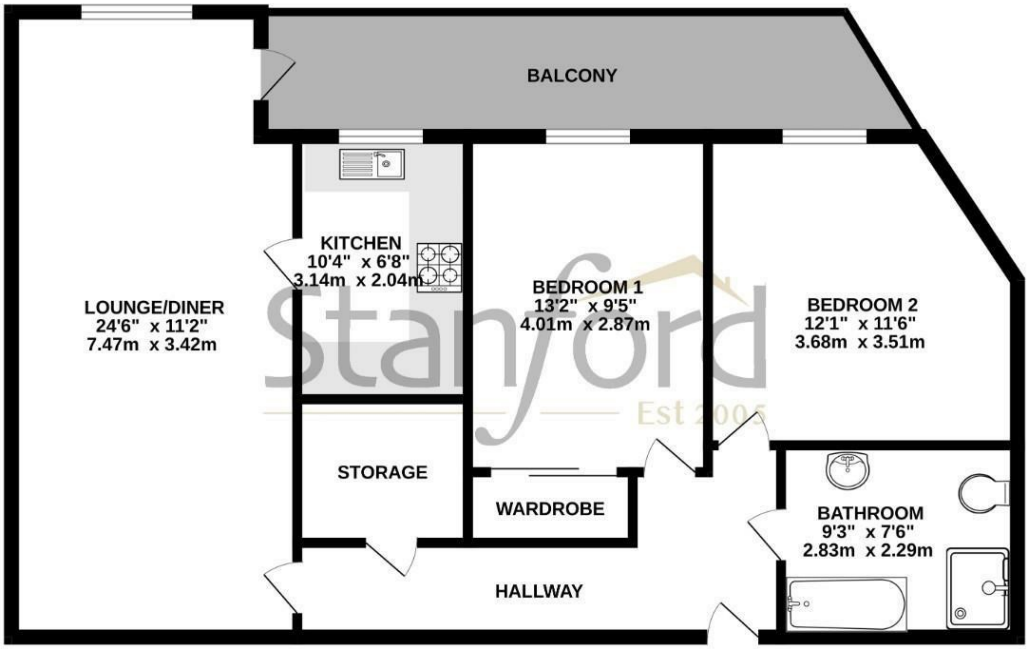


Sopwith Road, SO50 5LN

Stanford
Est 2005

Asking Price
£190,000

GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

Anti-Money Laundering (AML) Compliance
In accordance with the Money Laundering Regulations 2017, Stanford Estate Agents is legally required to carry out Anti-Money Laundering (AML) checks on all property buyers and sellers.
Please note these AML checks are conducted via a third party and the fee paid is strictly non-refundable. This includes all circumstances.
Buyers: Following acceptance of an offer on a property marketed by Stanford Estate Agents, an AML verification check will be required. A fee of £40 + VAT per applicant applies.
Sellers: Upon instructing Stanford Estate Agents to market your property, an AML verification check will be required. A fee of £40 + VAT per property owner applies.

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