



**24 Coppice Gate Beaulieu Road, Dibden Purlieu**  
Southampton

In Excess of **£300,000**



## 24 Coppice Gate Beaulieu Road

Dibden Purlieu, Southampton

An immaculately presented first floor apartment within McCarthy Stone's PLATINUM RANGE development. Internally there is a double bedroom with a walk i...

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

### **COMMUNAL GARDEN**

Paved seating area with raised planters. Further seating area with shrubs to borders. Landscaped gardens.

### **CAR PARK**

Permit allocated parking space. (Available on a first come first served basis). Permit: Usually £250 per annum.

### **ADDITIONAL INFORMATION**

Lease length: 999 years from January 2016 Ground rent: £425 Service charge: £1926.77 (6 months) 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. Building insurance.

**ENTRANCE HALL**

24 hour Tunstall emergency response pull cord in place.  
Walk-in storage cupboard housing hot water tank.  
Underfloor heating.

**LOUNGE/DINER**

Window to front. Television and telephone points. Fireplace with electric fire. Underfloor heating. Doors into:

**KITCHEN**

Window to front. Range of wall and base units with working surfaces over. Single drainer stainless steel sink unit. 4 ring electric hob. Built in electric oven with extractor over. Built in microwave. Integrated fridge freezer and slimline dishwasher.

**BEDROOM ONE**

Window to front. Television and telephone points. Underfloor heating. Door into walk-in wardrobe with hanging rails and storage. Courtesy lighting. Door into:

**ENSUITE**

Walk-in shower with glazed side screen. Low level WC with concealed flush. Inset wash hand basin with cupboard below. Fully tiled. Fitted mirror cabinet with light. Heated towel rail. Extractor fan.

**BEDROOM TWO**

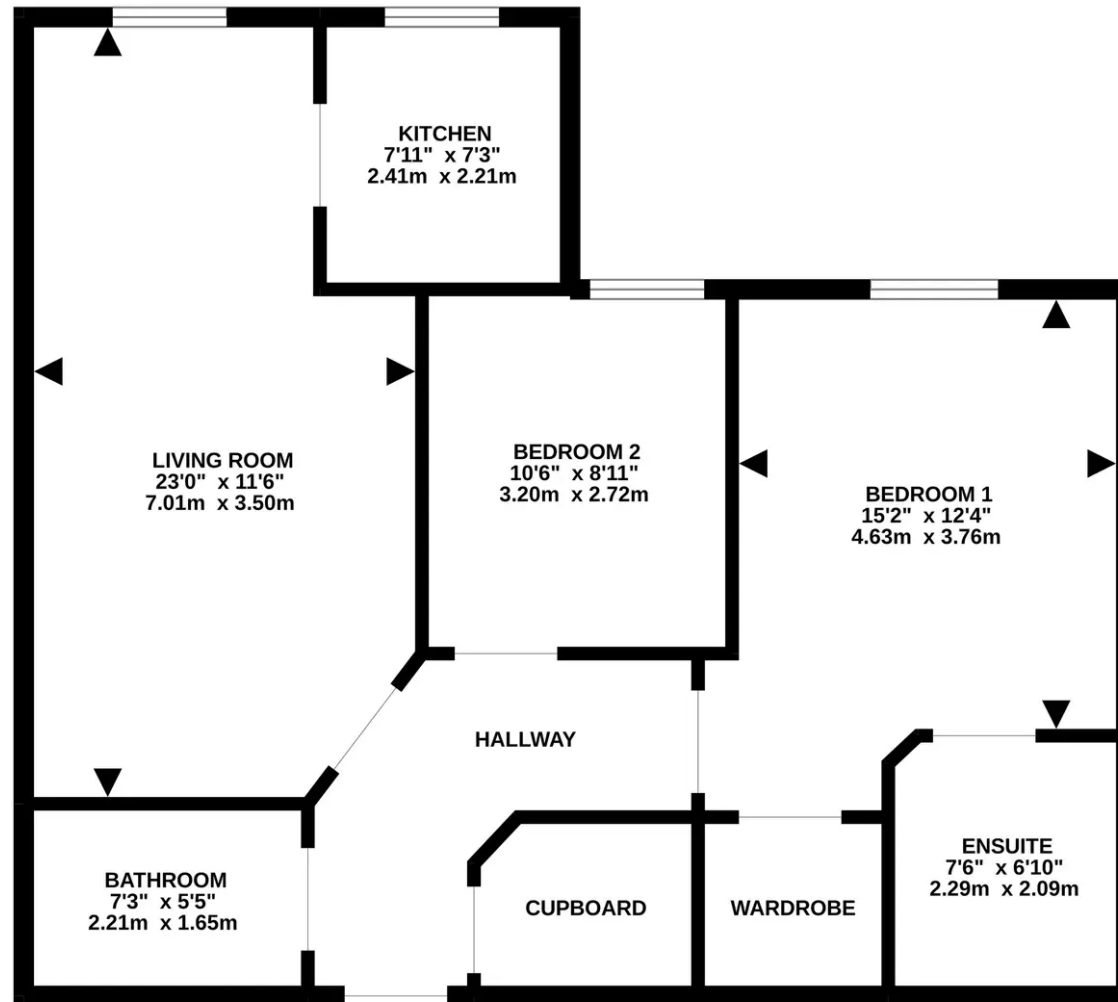
Window to front. Television and telephone points. Underfloor heating.

**SHOWER ROOM**

Low level WC with concealed flush. Inset wash hand basin with cupboard below. Shower cubicle with glazed screen. Complementary tiling. Heated towel rail.



FIRST FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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.

Made with Metropix ©2022



## Anthony James Properties

Anthony James Properties, 1 Southward House Beaulieu Road - SO45 4PT

02380  
844405

• [info@anthonyjamesproperties.co.uk](mailto:info@anthonyjamesproperties.co.uk) • [www.anthonyjamesproperties.co.uk/](http://www.anthonyjamesproperties.co.uk/)