



CHARLES CARR

ESTATE AGENTS & VALUERS





Asking Price Of £275,000

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The Boathouse,  
SO18 1ER

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EPC Rating '86'

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#### DESCRIPTION

The Boathouse is a stunning new waterfront development made up of 36 one bedroom and 14 two-bedroom apartments. The new retirement development will feature a cosy Club lounge, ideal for meeting up with friends, neighbours and family. The retirement homes will enjoy a prominent position on the banks of the River Itchen, just a short distance from Cobden Bridge, the main arterial route to Southampton city centre. This development is ideally located just 200ft from shops and amenities including a baker, tea room and Co-operative store.





All apartments have been to a high specification with your independence, convenience and enjoyment in mind. Thoughtful features include mid height plug sockets, handrails in the shower room, all integrated in a stylish and subtle way. Each kitchen has been carefully planned with a mid-height Bosch oven for easy access, integrated Bosch ceramic hob, fridge/freezer and washer dryer. Other thoughtful features include illuminated light switches, House Manager to provide help and support and a handyman service if you need someone to put up pictures (available within the first month after you have completed on your new apartment, as part of the service, McCarthy & Stone will pay up to £50 plus vat towards the cost of the work that you have carried out)

Extra attention to detail that doesn't normally feature on other developments include Oak veneered doors, Chrome door furniture, Illuminated mirror with shaver socket and heated towel rail.

Each apartment features panel heating throughout, and carpets included, creating a warm and cosy environment for you to enjoy. Apartments are fitted with a security alarm, a video entry system and a 24-hour emergency call link for your peace of mind.

Typical Two Bedroom Apartment Measurements:

Sitting Room/Dining Room: (19'3" x 12'4") (5.88 x 3.76) Max

Kitchen: (7'3" x 7'10") (2.20 x 2.40) Max

Master Bedroom: (17'0" x 10'4") (5.18 x 3.17) Max

Bedroom Two (15'0" x 8'11") (4.56 x 2.71) Max

Shower Room: (6'11" x 7'2") (2.12 x 2.20) Max

Balcony (4'0" x 7'3") (1.21 x 2.21) Max



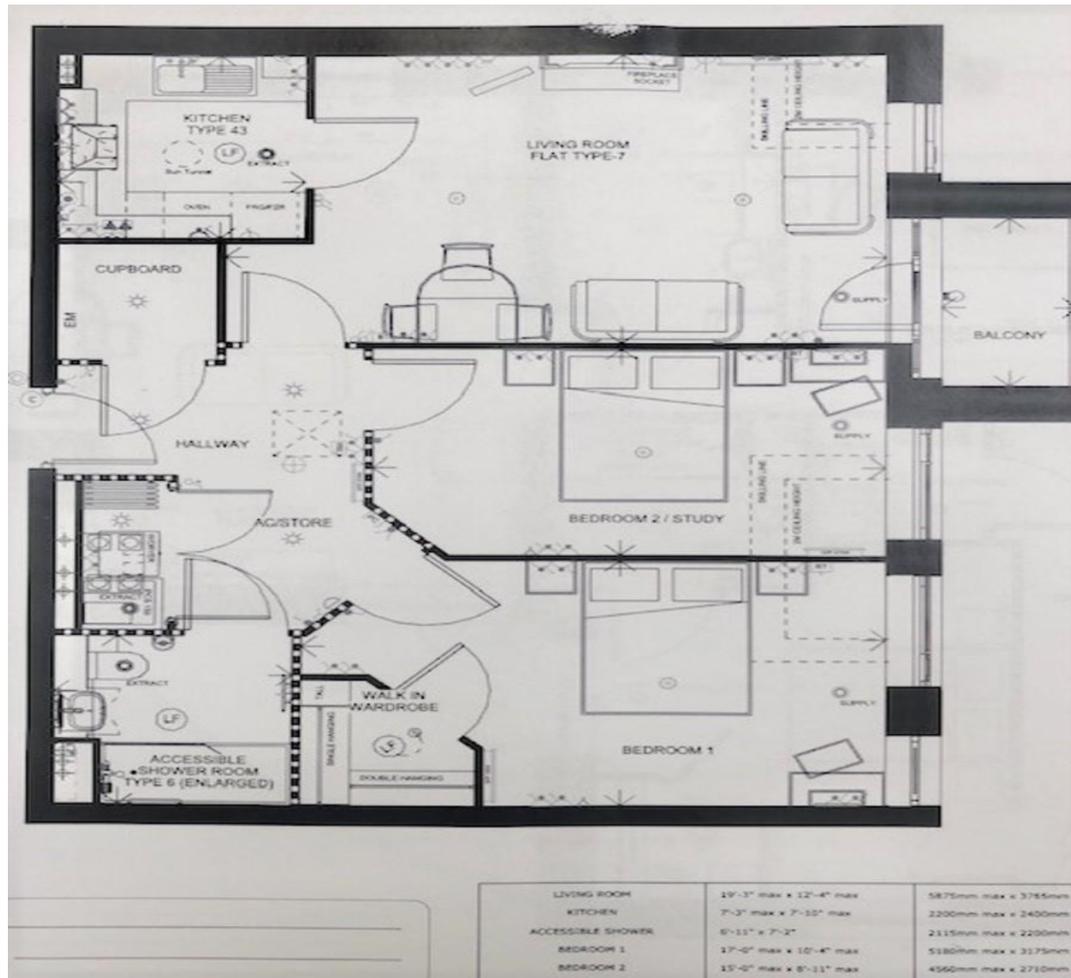
Tenure: Leasehold

Council Tax Band

Local Authority:

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



### West End Road

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### Contact Us

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements