

35 Dukes Court Bulford, Wellington, TA21 8QQ Asking price £182,950

For further details please call 0345 556 4104

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A ONE BEDROOM RETIREMENT APARTMENT ON THE SECOND FLOOR WITH BALCONY

INTRODUCTION:

Constructed in 2014 by award-winning retirement Having a solid entrance door with spy-hole, security home specialists McCarthy and Stone, Dukes Court is a 'Retirement Living' development providing a qualityof-lifestyle opportunity for the over 60'S and designed development entrance door. Emergency pull cord. for independent living with the peace-of-mind provided by the day-to-day support of our excellent House the Gledhill boiler supplying domestic hot water and Manager who oversees the smooth running of the concealed 'Vent Axia' heat exchange unit. A feature development. Dukes Court is ideally located within an easy level walk of the Town centre with a plethora of shops, restaurants and bars, hairdressers. Cottage Hospital and so many other useful amenities close at hand. Bus routes are close by with a regular service to Taunton. The development enjoys excellent communal facilities including a homeowner's lounge, laundry, scooter store and landscaped gardens. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system range of 'Maple effect' fronted fitted wall and base providing both a visual and verbal link to the main development entrance. There is also the excellent stainless steel inset sink unit. Integrated appliances guest suite widely used by visiting family and friends for which a small charge of £25 per night applies.

This well-presented apartment located on the second floor and just a short walk from the lift service to all floors. It enjoys a light and airy living room with a French door to a walk-out balcony providing allimportant outdoor space and an interesting and everchanging street scene outlook. There is a fully-fitted kitchen complete with integrated appliances, a generous bedroom and wetroom with level access shower.

ENTRANCE HALL:

intercom system that provides both a visual (via the home-owners TV) and verbal link to the main walk-in boiler cupboard with light and shelving housing Glazed panelled door leads to the living room.

LIVING ROOM:

A spacious room with a triple-glazed French door and matching side-panels opening onto a pleasant walkout balcony with views to the street scene below. A feature glazed panelled door leads to the kitchen.

KITCHEN:

With a 'light tube' providing natural light. There is a units with contrasting worktops incorporating a include; a four-ringed ceramic hob with a stainlesssteel chimney style extractor hood, high level single oven and concealed fridge and freezer. Extensively tiled walls and tiled floor.

BEDROOM:

A double bedroom with a triple-glazed window, walk-in wardrobe with auto light, ample hanging space and shelving.

WET ROOM:

Modern white suite comprising; a close-coupled WC, vanity wash-hand basin with cupboard unit below with

mirror, strip light and shaver point over, level access shower cubicle with a thermostatically controlled shower and glazed shower screen, electric heated towel rail, emergency pull cord. Fully tiled walls and floor,

SERVICE CHARGE

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

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

LEASEHOLD

Lease - 125 Years from 2014 Ground Rent £425.







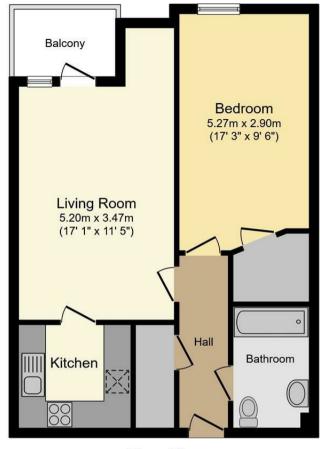












Floor Plan

Floor area 55.0 sq. m. (592 sq. ft.) approx

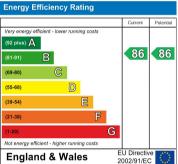
Total floor area 55.0 sq. m. (592 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property.

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There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

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For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk



