

PRICE REDUCTION



McCarthy & Stone
RESALES



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

LEASEHOLD

For further details
please call 0345 556 4104

35 Dukes Court Bulford, Wellington, TA21 8QQ

A ONE BEDROOM RETIREMENT APARTMENT ON THE SECOND FLOOR WITH BALCONY

INTRODUCTION:

Constructed in 2014 by award-winning retirement home specialists McCarthy and Stone, Dukes Court is a 'Retirement Living' development providing a quality-of-lifestyle opportunity for the over 60'S and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent House Manager who oversees the smooth running of the 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 providing both a visual and verbal link to the main development entrance. There is also the excellent 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 all-important outdoor space and an interesting and ever-changing street scene outlook. There is a fully-fitted kitchen complete with integrated appliances, a generous bedroom and wetroom with level access shower.

ENTRANCE HALL:

Having a solid entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in boiler cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water and concealed 'Vent Axia' heat exchange unit. A feature 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 walk-out 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 range of 'Maple effect' fronted fitted wall and base units with contrasting worktops incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed ceramic hob with a stainless-steel 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.

The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © KeyAGENT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

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

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Registered in England and Wales No. 10716544

