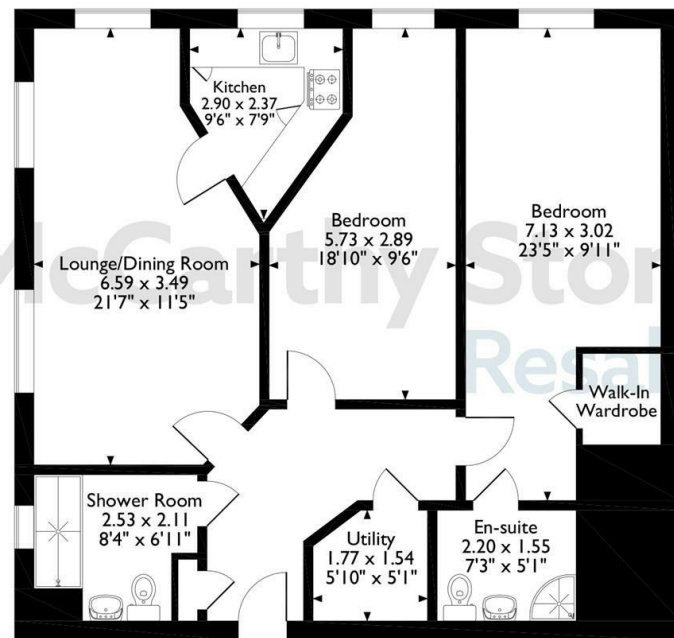


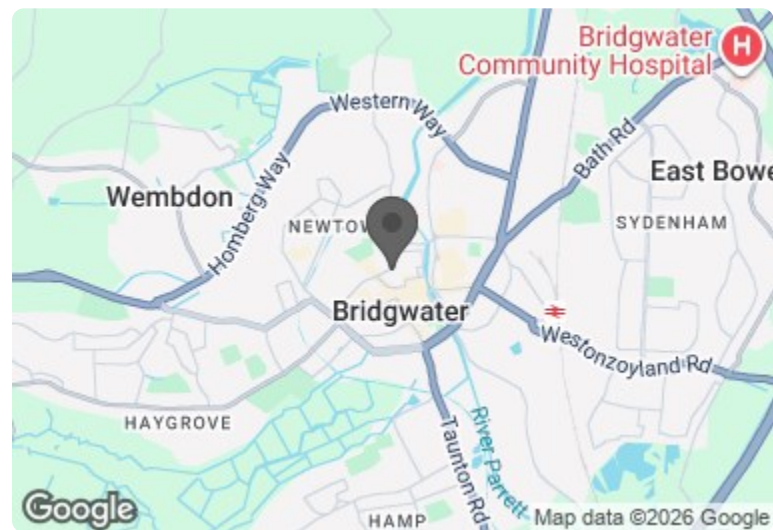
24 Blake Court, Northgate, Bridgwater  
Approximate Gross Internal Area  
89 Sq M/958 Sq Ft



**Second Floor Flat**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**24 Blake Court**

Northgate, Bridgwater, TA6 3FH



**PRICE REDUCTION**

**Asking price £225,000 Leasehold**

Located on the second floor of this stunning retirement development, is this dual aspect, two bedroom apartment. Master bedroom with walk in wardrobe and en-suite shower room. The lift service is within close proximity, making the fabulous communal facilities easily accessible.

\*Energy Efficient\* \*Pet Friendly\*

**Call us on 0345 556 4104 to find out more.**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you



# Blake Court, Northgate, Bridgwater

2 Bed | £225,000

PRICE  
REDUCED

## Blake Court

Constructed by multi award-winning McCarthy Stone in 2016, Blake Court offers a fantastic independent living opportunity in this 'Retirement Living' development for those aged over 60. Blake Court has a wonderful friendly community feel, with a host of regular activities to enjoy thus making it really easy to meet new friends and to lead a busy and fulfilled life at Blake Court. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish. The property enjoys excellent communal facilities including a super homeowners lounge, scooter store and landscaped gardens.

Living at Blake Court provides both Home Owners and family with the peace-of-mind provided by both the day-to-day support of our house manager who oversees the smooth running of the development. 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.

Additionally there is also the excellent guest suite, widely used by visiting family and friends for which a small charge per night applies.

The development occupies a very convenient position close to the heart of the Market Town centre and therefore extremely convenient to all major amenities and bus routes.

## Entrance Hall

With a solid oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the homeowners TV) and audio link to the main development entrance door, along with an emergency pull cord. Walk-in utility/store cupboard with light and shelving, and housing the Gledhill boiler supplying domestic hot water, Vent Axia heat recovery unit and washer/dryer. A feature glazed panelled door leads to the living room.

## Living Room

A really bright and welcoming dual aspect room courtesy of the three floor to ceiling double glazed windows. A feature glazed paneled door leads to the kitchen.

## Kitchen

Excellent range of contemporary soft white fitted units with

contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with stainless steel chimney extractor hood over and modern glass splashback, waist-level oven and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

## Master Bedroom

A lovely well-proportioned double bedroom with double glazed window. Walk-in wardrobe with auto-light, ample hanging space and shelving. Door to en-suite.

## En-Suite Shower Room

Modern white suite comprising; shower cubicle, back-to-the wall WC with concealed cistern, vanity wash-basin with under sink cupboard and mirror with integral light positioned over. Emergency pull cord, heated ladder radiator, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

## Bedroom Two

A further double bedroom that could alternatively be used as a separate dining room/study.

## Shower Room

Modern white suite comprising; level access, walk-in shower with glazed screen and with both raindrop and conventional shower attachments, back-to-the wall WC with concealed cistern, vanity wash-basin with under sink cupboard and mirror with integral light positioned over. Obscured double glazed window, emergency pull cord, heated ladder radiator, ceiling spot light fitting. Extensively tiled walls and fully tiled floor.

## Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts

- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,928.23 per annum (for financial year ending 30/06/2027)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## Lease Information

Lease Length: 999 years from January 2016

Ground Rent: £495 per annum

Ground Rent Review date: January 2031

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

