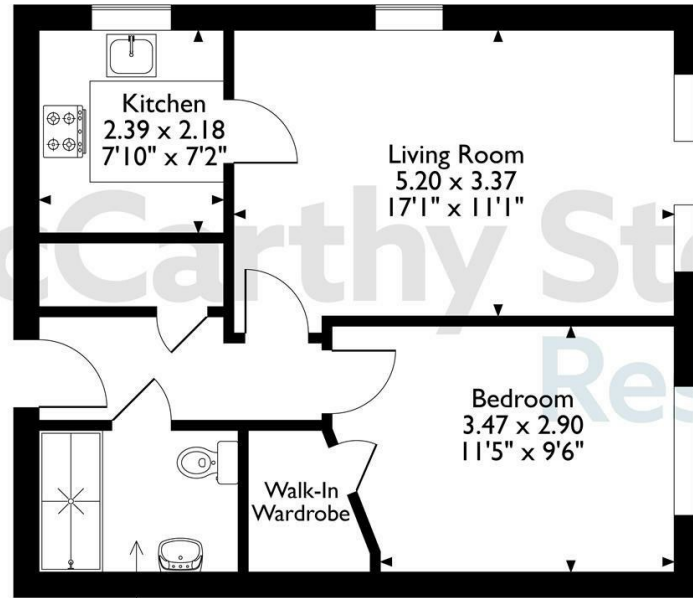
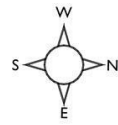


5, Middleton Court, Picton Avenue, Porthcawl  
Approximate Gross Internal Area  
48 Sq M/517 Sq Ft



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



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

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 download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is strictly prohibited.

**5 Middleton Court**

Picton Avenue, Porthcawl, CF36 3BF



**Asking price £230,000 Leasehold**

This charming ground floor one bedroom retirement apartment with access to a patio area, provides good access to all the local amenities.

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



# Middleton Court, Picton Avenue, Porthcawl

## CF36 3BF

### Middleton Court

Constructed in mid-2013 to a contemporary style by renowned retirement home specialists McCarthy Stone and occupying a very convenient position close to the Esplanade, shops and bus routes, Middleton Court provides a fantastic lifestyle living opportunity for the over 60's. A 'retirement living' development designed for independent living with the peace-of-mind provided by 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. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of approximately £30 per night applies.

The property enjoys excellent communal facilities including a super homeowners lounge, scooter store and landscaped gardens.

This spacious one bedroom apartment is located on the ground floor offering great accessibility. A well fitted kitchen complete with integrated appliances and a modern wet room with a level access shower.

### Entrance Hall

With a solid Oak-veneered 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 housing the Gledhill boiler supplying domestic hot water. Concealed 'Vent Axia' exchange unit.

### Lounge

A bright and welcoming room with a double-glazed French door and matching side panels opening onto a a

patio area. Feature fire surround with electric coal effect fire. Glazed door leads to the kitchen.

### Kitchen

With a double-glazed window, range of 'maple' effect fitted wall and base units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with stainless steel chimney extractor hood over, high level single oven and concealed fridge and freezer. Washing machine, extensively tiled walls, tiled floor and ceiling spot light fitting.

### Bedroom

A well-proportioned double bedroom. with a double glazed window and a walk-in wardrobe with light, hanging rails and shelving.

### Shower Room

Modern wetroom style with a white suite comprising; walk-in level access shower with a glazed screen, close-coupled WC, vanity wash-hand basin with under sink cupboards and mirror, light and shaver point above. Fully tiled walls and floor, electrically heated towel rail and ceiling spot light fitting.

### 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

# 1 bed | £230,000

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. Please contact your Property Consultant or House Manager for further details.

The current service charge is £3077.97 per annum due to be reviewed February 2027.

### Leasehold

125 Years from 1st Jan 2013

Ground Rent £425 per annum

Ground rent review: 1st Jan 2028

### Car Parking

Car parking is available with a yearly permit at a charge of around £250 per annum.

### Additional Services and Information

- Full Fibre Broadband available
- Mains water and electricity
- Underfloor room heating
- Mains drainage

### 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 that can assist with service charges or living costs.
- 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 CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR  
PROPERTY CONSULTANT

