Excellent

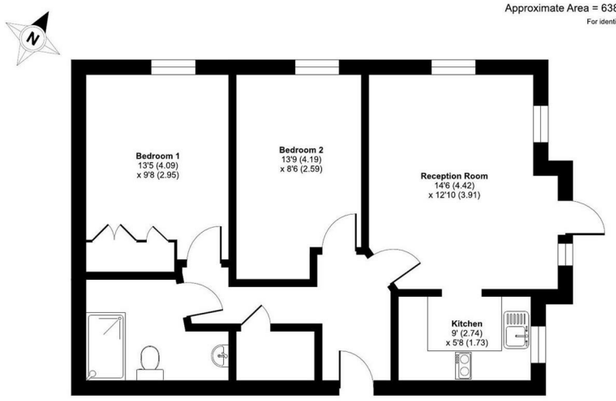
Trustpilot

McCarthy & Stone
Resales.

**Coleridge Vale Road North, Clevedon, BS21**

Approximate Area = 638 sq ft / 59.3 sq m

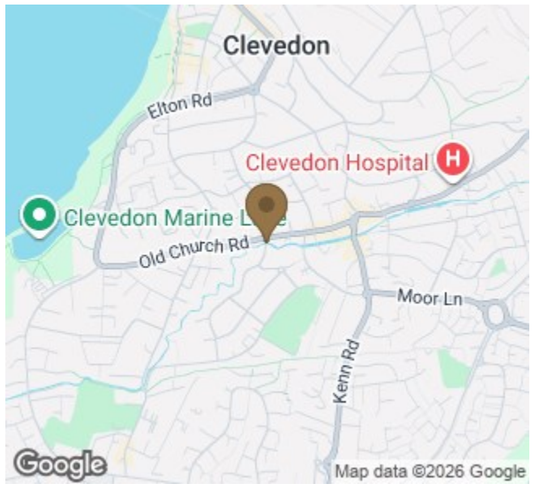
For identification only - Not to scale

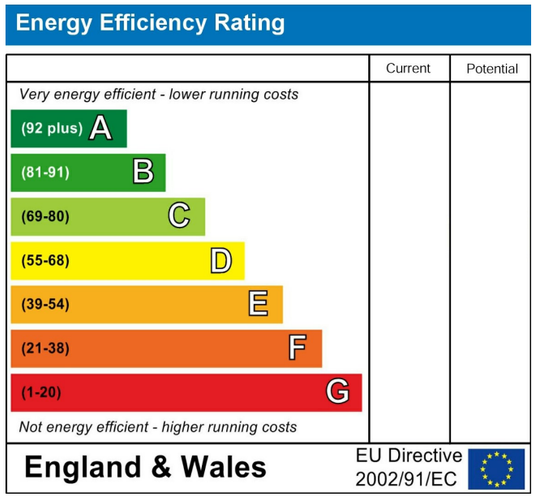



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © Cotality U.K. Limited 2026. Produced for McCarthy & Stone Management Services. REF: 1541221

McCarthy & Stone
Resales.




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. 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, wasted time or travel expenses. The details contained within this brochure 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 duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman









## 5 Coleridge Court

Coleridge Vale Road North, Clevedon, BS21 6FL

2 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 5 Coleridge Court could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £260,000
## Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

### Why you'll love living here:

- Ground Floor Apartment - Close to Development Facilities
- Dual Aspect Living Room With Access On To Pretty Patio Area
- Well Equipped Kitchen With Integrated Appliances
- Two Double Bedrooms, Principal Bedroom With Fitted Wardrobe
- Homeowners Lounge Where Social Events Take Place
- 24/7 Careline Facility & Secure Entry System For Peace Of Mind
- Laundry Room & Mobility Scooter Store
- Convenient Location
- House Manager Looks After The Day To Day Running Of The Development
- Guest Suite Available For Visiting Friends & Family

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 5 Coleridge Court, Clevedon

2 | 1 | Asking price £260,000

## Coleridge Court
Coleridge Court in Clevedon is a McCarthy Stone development specifically designed for the overs 60's wishing to live independently but enjoying the benefit of your own home, free from worries about external maintenance but with added support and security providing beneficial peace-of mind for both Home Owners and family alike.

There is a dedicated House Manager on site during working hours to oversee the smooth running of the development. A 24 hour careline is a comforting feature and the development has a camera door entry.
The communal facilities include an excellent homeowners' lounge which is a great place to socialise with fellow home owners and friends and to enjoy the many regular activities that take place. Although, quite naturally, there is no obligation to join in and Home Owners can retain as much privacy as they wish.

Visiting family and friends can extend their stay and be accommodated in the lovely Guest Suite for a very small nightly charge. There are landscaped gardens abutting the Land Yeo River that provide a peaceful distraction on a warm day.

## The Local Area
Coleridge Court just couldn't be any more conveniently situated to local amenities including shops, supermarkets, cafe's bars and restaurants. The seafront, Salthouse Fields, Marine Lake and the starting point of some lovely coastal walks are less than a mile away.

## 5 Coleridge Court
Beautifully presented and offering generously proportioned accommodation, this attractive ground floor apartment enjoys a desirable dual aspect position within Coleridge Court, conveniently located close to the development's excellent facilities.

The spacious dual aspect living room benefits from plenty of natural light and features a glazed door providing direct access onto a pretty patio area, creating a lovely spot to sit and enjoy the surroundings. The well-equipped kitchen is fitted with a range of integrated appliances and offers practical yet stylish accommodation.

There are two good-sized double bedrooms, with the principal bedroom benefiting from a built-in wardrobe. The second bedroom offers excellent versatility and could alternatively be used as a separate dining room, hobby room or additional reception space, depending on individual requirements.

The bathroom is fitted with a walk-in shower, whilst a separate walk-in airing cupboard provides useful additional storage.

An appealing combination of generous living space, a dual aspect layout and direct patio access makes this a particularly attractive apartment, ideally positioned close to the development's facilities.

## Additional Information & Services
• Standard Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

## Parking
Parking is free of charge and on a first-come, first-served basis. There is also ample on-street parking immediately outside the development.

## Social Lifestyle
The Communal Lounge is at the heart of the community at Coleridge Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

## Landscaped Gardens
One of the main social hubs of Coleridge Court is the patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

## 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.

## 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: £4,877.30 per annum (up to financial year end 28/02/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

## Leasehold
Lease 125 Years from the 1st June 2008
Ground Rent: £851 per annum
Ground Rent Review Date: June 2038

















