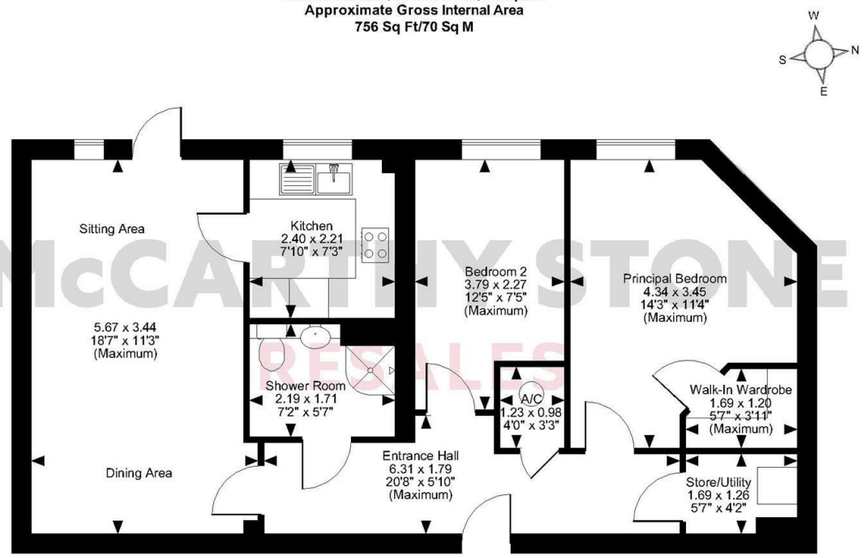
McCarthy Stone
Resales

Gordon Court, Flood Lane, Bridport
Approximate Gross Internal Area
756 Sq Ft/70 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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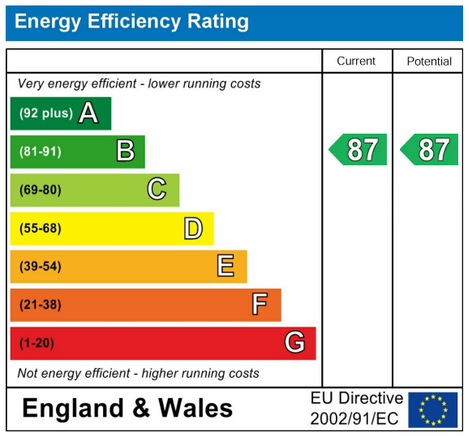
Council Tax Band: D



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 duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

The Property Ombudsman

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McCarthy Stone
Resales

1 Gordon Court

Flood Lane, Bridport, DT6 3FZ

PRICE REDUCED

PRICE REDUCTION

Asking price £340,000 Leasehold

Beautifully presented, two bedroom ground floor apartment with access on to a pretty patio area and the communal gardens from the living room.
Allocated Parking Space *Energy Efficient* *Pet Friendly*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Gordon Court, Flood Lane, Bridport

2 Bed | £340,000

PRICE REDUCED

Gordon Court
Head towards the centre of Bridport town and you'll find Gordon Court , named after Second Lieutenant Colin Graham Gordon, a WW1 soldier that once lived in the parade of houses opposite. The development has offers stylish communal facilities including a homeowners lounge, guest suite and beautiful landscaped gardens. It's the ideal place to live life well.
This development allows you to downsize and free yourself from the responsibility and burden of cleaning and maintaining a family home. Plus, it allows you to live among a community of like-minded people where you may even make some new friends. While maintaining your independence, you'll also be provided with peace of mind as there is a 24/7 emergency call system and an on-site House Manager during office hours, so help is always on hand, should it be required.

As well as providing you with a safe and secure environment, the gardening and external maintenance of your property is taken care of, this means that you can spend your retirement in the way that you choose. Whether that's socialising in communal areas, enjoying some peace and quiet in your own apartment or exploring Bridport and the Jurassic Coast; it's entirely your choice!

The Local Area
Bridport is a beautiful market town in Dorset, located only 1.5 miles inland from the English Channel near the confluence of the River Brit and the River Asker, its tributary.
Although famous as a rope-making centre and a fishing village, Bridport now has a vibrant arts and culture scene, including an arts centre, a theatre, a cinema and a museum, which means that you'll have plenty to see, experience and explore close to the development.
There are a number of festivals to enjoy, including the Bridport Literary Festival, the Bridport Food Festival, the annual Hat Festival and the Christmas Tree Festival. There's also an annual carnival that includes a car boot sale, a fete, a funfair and an evening of live music. A torchlight procession takes place the next day, when 1,500 torches are carried over two miles to light a bonfire in West Bay. Part of the idyllic Jurassic Coast, the local area is packed with beautiful walks and rambles. In the town itself, you'll also find a football club, a rugby union club and Bridport & West Dorset Golf Club, which includes an 18-hole links golf course, a driving range and a pitch and putt course. For gentler pursuits, you'll also find a swimming club, a water polo club and a couple of bowling clubs.

The transport connections surrounding our retirement homes in Bridport are great for when family and friends come to visit. Exeter and Bournemouth international airports can both be reached in around an hour, while railway stations can be found nearby in Dorchester and Axminster. Locally, you'll also find buses to Powerstock, Axminster, and Dorchester, as well as other towns and villages in the region.

No.1
No.1 is perfectly situated on the ground floor, being close to the developments fantastic amenities. The accommodation comprises of a spacious sitting/dining room with access out on to a pretty patio area which leads on to the communal gardens, a modern, well equipped kitchen with integrated appliances, two double bedrooms (master with walk in wardrobe) and a modern shower room. No.1 also has the huge benefit of it's own allocated parking space.

Entrance Hall
With a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a verbal and visual link (by tuning the homeowners TV) to the main development entrance door. Emergency pull cord, large storage cupboard with shelving and housing the Gledhill boiler supplying hot water, and 'Vent Axia' heat exchange unit., there is also a further generous size storage cupboard.

Living Room
A generous size room room with a double-glazed French door with matching side panel opening onto a pretty patio area. Door leads to the kitchen.

Kitchen:
Double glazed window. Excellent range of fitted units with contrasting worktops having matching upstands and incorporating an inset sink unit. Integrated appliances include; a four-ringed hob with glazed splashpanel and stainless steel chimney extractor hood over, waist level oven and concealed fridge and freezer.

Master Bedroom
A lovely well-proportioned double bedroom with double-glazed window. Large walk-in wardrobe with auto-light, hanging rails and shelving.

Bedroom Two
Another generous size bedroom, which could alternatively be used as a separate dining room or study. Double glazed window.

Shower Room:
White suite comprising; corner shower cubicle, a back-to-the-wall WC with concealed cistern, vanity wash-basin with cupboard unit below and mirror above. Ladder radiator, emergency pull cord, ceiling spot lights. Extensively tiled walls and fully tiled floor.

Parking
No.1 has the benefit of an owned parking space.

Additional Information & Services
- Ultrafast Full Fibre 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: £6,104.63 per annum (for financial year ending 28/02/2027)

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).

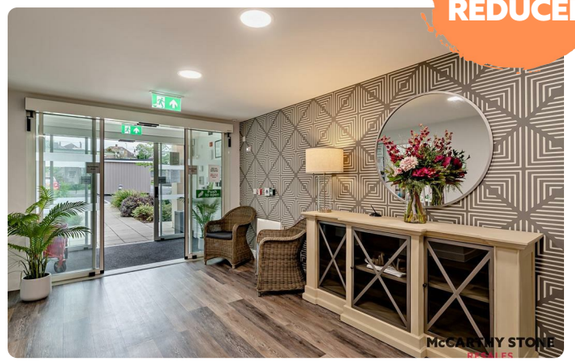
Lease:
Lease 999 Years from January 2022
Ground Rent: £495 per annum
Ground Rent Review Date: January 2037

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 speak with our Property Consultant today.