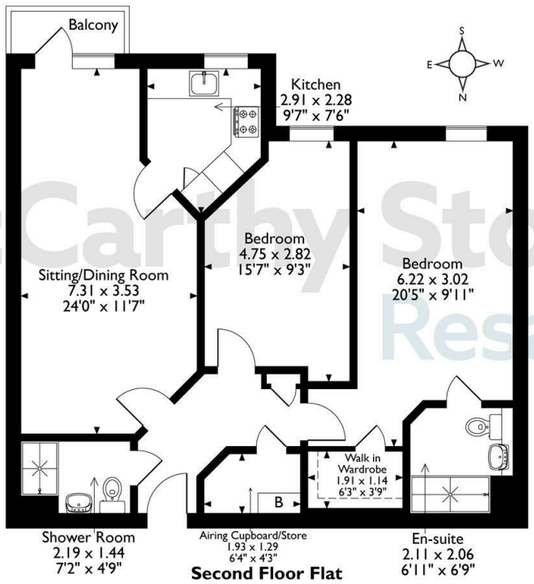
McCarthy Stone
Resales

Squires Court, Apartment 24, Raleigh Mead, South Molton, Devon
Approximate Gross Internal Area
80 Sq M/861 Sq Ft



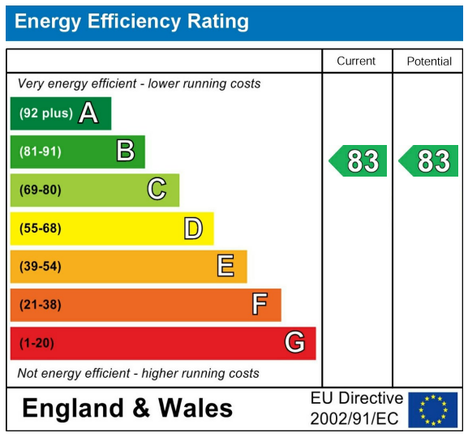
Second Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band: C





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The Property Ombudsman

McCarthy Stone
Resales

24 Squire Court

Raleigh Mead, South Molton, EX36 4FL

PRICE REDUCED







PRICE REDUCTION

Asking price £165,000 Leasehold

Top floor, two bedroom retirement apartment with walk out balcony overlooking the gardens. Master bedroom with en-suite & walk in wardrobe.
Energy Efficient *Pet Friendly*

Call us on 0345 556 4104 to find out more.

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Squire Court, Raleigh Mead, South Molton

2 Bed | £165,000

Squire Court
This is a 'retirement living' development exclusively for those aged over 60. Squire Court offers easy living allowing residents to enjoy retirement to the full. It's so easy to make new friends and to lead a busy and fulfilled life at Squire Court; there are always plenty of regular activities to choose from including; coffee mornings, fitness classes, games and quiz nights, fish and chip supper evenings, themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can remain as private or participate as they wish.

For peace of mind, our House Manager provides excellent support to homeowners ensuring the smooth running of the development. Additionally, the apartments are equipped with a 24-hour emergency call system. All the external property maintenance including gardening and external window cleaning is taken care of. In addition to privately owned luxury apartments, the development also offers beautiful social spaces such as a communal lounge, landscaped gardens and a guest suite where visiting family and friends can be accommodated for a small charge.

The Local Area
Squire Court is a prestigious development constructed in 2016 by award-winning retirement homes specialist McCarthy Stone and is located within easy access of the excellent amenities of South Molton, a vibrant Devon Market Town, including a post office, supermarket, independent shops, the very popular Pannier Market held on Thursdays and Saturdays, health centre, dentists and a library, along with a swimming pool, bowling club and numerous bridge clubs. South Molton also has plenty of places to eat, with traditional fish and chips, hotels, cafés and tea rooms.
The property is within easy reach of Exmoor National Park, North Devon's award-winning beaches and South West Coast path, just 15 minutes from the michelin star Mason's Arms restaurant and 30 minutes from Tiverton Parkway station with excellent cross country and intercity services (London 130 mins).

No.24
No.24 is a two bedroom apartment situated on the top floor with a French door opening on to a balcony overlooking the communal gardens. Excellent accommodation includes; generous living room, a well equipped kitchen with range of integrated appliances, master bedroom with en-suite shower room, second bedroom, and a further shower/wc. The apartment is complimented by an efficient electric underfloor heating system throughout.

Entrance Hall
Entered via a quality, oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door, along with an emergency pull cord and push button careline panel. Large walk-in utility cupboard with light and shelving, housing the Gledhill boiler supplying hot water, Vent Axia heat exchange system, washing machine & tumble dryer.

Living Room
A bright and airy room with a double-glazed French door and matching side-panel opening onto a balcony. Modern feature fireplace with inset electric fire. A feature glazed panelled double door leads to the kitchen.

Balcony
A lovely addition to this apartment overlooking the landscaped communal gardens.

Kitchen
Excellent contemporary range of soft cream, gloss finished fitted units with contrasting laminate worktops and matching upstands incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed halogen hob with glazed splash-back and stainless steel chimney extractor hood over, waist-level oven and fridge and freezer. Electrically operated double-glazed window, ceiling spot light fitting and tiled floor.

Master Bedroom
Of a good size with a double-glazed window. Walk-in wardrobe with light, ample hanging space and shelving. Plug sockets are raised for ease of use. Door to en-suite.

En-suite Shower Room
With a modern white suite comprising; Walk-in level access shower with both raindrop and traditional shower heads, back-to-the-wall WC with a concealed cistern, vanity wash-hand basin with storage cupboard below, mirror with integrated light and shaver point over. Heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

Bedroom Two
Of a good size with a double-glazed window. Plug sockets are raised for ease of use.

Further Shower Room
Modern white suite comprising; tiled shower cubicle with glazed shower screen/door, close-coupled WC, vanity wash-hand basin with storage cupboard below and mirror with integrated light and shaver point over. Heated towel rail, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

Parking
Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

Additional Information & Services
• Superfast 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: £4,736.90 per annum (up to financial year end 30/06/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Leasehold
Lease 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.

PRICE REDUCED













