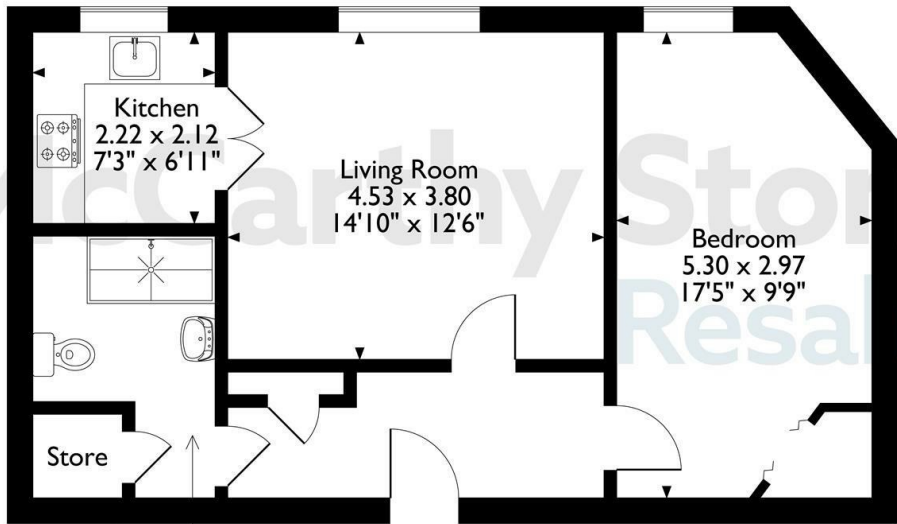
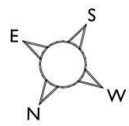
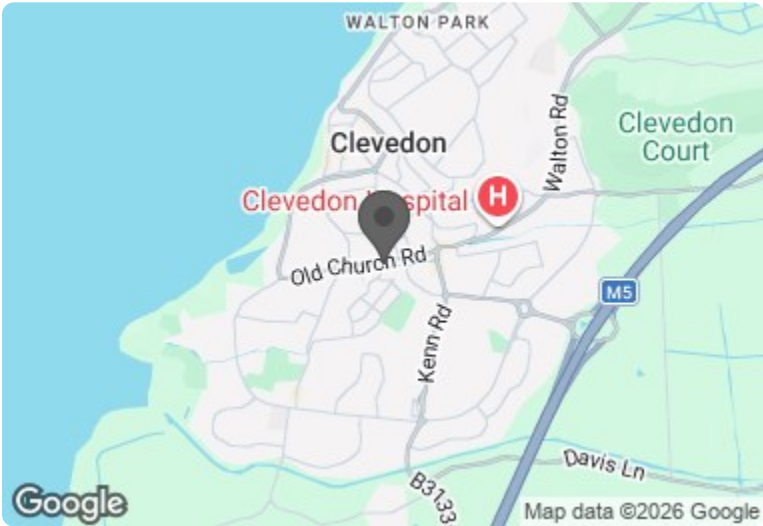


Coleridge Court, Flat 41, 2, Coleridge Vale Road North, Clevedon  
Approximate Gross Internal Area  
52 Sq M/560 Sq Ft



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) A                                 |         |           |
| (81-91) B                                   | 81      | 81        |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| 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. 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.

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41 Coleridge Court

Coleridge Vale Road North, Clevedon, BS21 6FL



PRICE REDUCTION

Asking price £175,000 Leasehold

Well presented, top floor, one bedroom retirement apartment with a lovely Southerly aspect.

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Coleridge Court, Clevedon, BS21 6FL

1 Bed | £175,000

**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.

**No.41**  
Situating on the top floor, within close access to the lift that serves all floors, this one bedroom apartment has a lovely Southerly aspect. The living room has a large floor to ceiling window, the separate kitchen is well equipped with integrated appliances, the double bedroom has a fitted wardrobe, and the bathroom has a double width shower.

**Entrance Hall**  
With a solid entrance door having a security 'spy-hole'. Excellent built-in store cupboard with Gledhill water cylinder supplying domestic hot water, and the Vent Axia Unit. A security entry system provides a visual (via homeowners TV) and audio link to



the main development entrance door, plus an emergency pull cord.

**Living Room:**  
A comfortable and homely room with a large floor to ceiling double glazed window with s Southerly aspect. TV and BT points, raised electric power sockets. Skirting heating system leaves wall space free. Feature glazed panelled double doors lead to the kitchen.

**Kitchen**  
With a double-glazed window. An excellent range of 'maple effect' fitted units with granite effect laminate worktops and matching splash panels incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with extractor hood above, waist level built-in oven and concealed fridge and freezer.

**Double Bedroom**  
With a double glazed window. Built-in wardrobe with hanging rail, shelving and mirror fronted doors. Skirting heating, raised power points. TV and BT points.

**Shower Room**  
White suite comprising; double width shower, WC, vanity wash-hand basin with under-sink storage and mirror, strip light and shaver point above. Fully tiled walls, heated towel rail and emergency pull cord.

**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.

**Additional Information & Services**

- Standard 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: £3,251.53 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 .  
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

**Leasehold**  
Lease 125 Years from the 1st June 2008  
Ground Rent: £731 per annum  
Ground Rent Review Date: June 2023

**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  
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