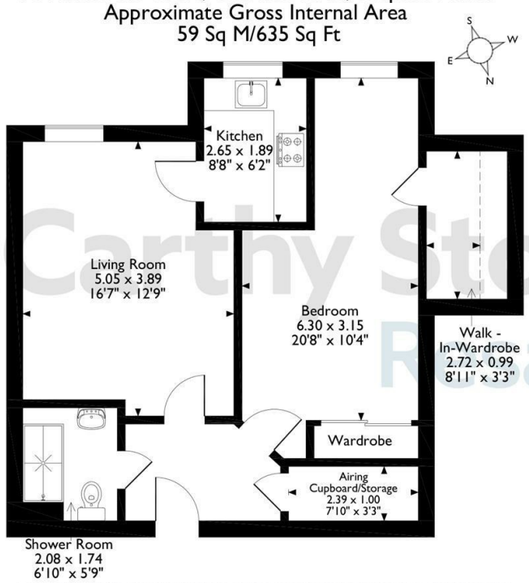
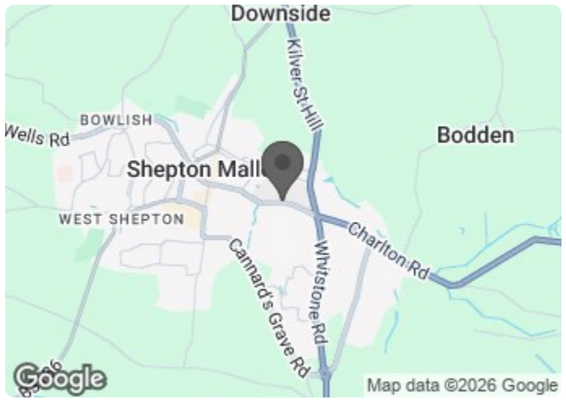
34 Holmcroft Court, Charlton Road, Shepton Mallet
Approximate Gross Internal Area
59 Sq M/635 Sq Ft

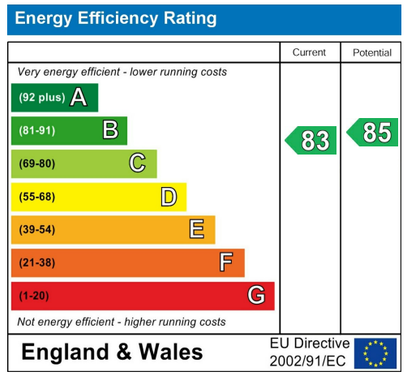


McCarthy Stone Resales

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





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The Property Ombudsman

McCarthy Stone
Resales

34 Holmcroft Court

Charlton Road, Shepton Mallet, BA4 5FA







Asking price £144,950 Leasehold

Larger than average, top floor, South facing retirement apartment with large double bedroom with generous storage. No onward chain.
Energy Efficient *Pet Friendly*

Call us on 0345 556 4104 to find out more.

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

Holmcroft Court, Charlton Road, Shepton Mallet

1 Bed | £144,950

Holmcroft Court
Completed in 2012 by award-winning developers McCarthy Stone, Holmcroft Court occupies an excellent position less than a 10-minute level walk to the High Street of this thriving Somerset town.
Providing private apartments specifically for those over 60 years of age the development enjoys a host of facilities for the benefit of home owners not least of which is the beautiful communal lounge which is the hub of social activities. In addition, there is a lift serving all floors, mobility scooter store, laundry room and a landscaped garden with mature trees.
Further peace-of-mind is found in the service provided by our House Manager who oversees the smooth running of the development. There is also a 24-hour emergency call system in the apartments and communal areas. A guest suite is available to receive family and friends for which a small charge per night is made.

The quality of life is so important to living at Holmcroft Court and it's easy to make new friends and to lead a busy and fulfilled life here; there are always plenty of regular activities to choose from including; coffee mornings, a fitness class, games and quiz nights, seasonal and themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

Holmcroft Court is located just a short distance from the High street and local amenities which include a post office, pharmacy, hairdressers, bakers, banks and supermarkets. The beautiful Collett Park is approximately 300 metres away from Holmcroft Court. There is a pedestrian crossing right outside Holmcroft which ensures a safe route to the park.

No.34
No.34 is a beautifully presented, larger than average apartment, situated on the top floor and within an easy walk to the lift that serves all floors. The spacious, South facing living room overlooks part of the landscaped communal gardens and the kitchen is well equipped with integrated appliances. A notable feature of this apartment is the large double bedroom with fitted wardrobe and further large walk in wardrobe. The bathroom has a large, level access walk in shower.

Entrance Hall
A good-sized hallway having 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, large store/airing cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water and concealed 'Vent Axia' heat exchange system. A feature glazed panelled door leads to the Living room.

Living Room
A welcoming living room with double-glazed window. Feature fireplace with coal effect electric fire. Feature glazed panelled door to kitchen.

Kitchen
With a double-glazed window enjoying a pleasant outlook. An excellent range of 'maple effect' 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, waist-level oven and concealed fridge and freezer. Extensively tiled splashbacks, tiled floor, ceiling spot light fitting.

Double Bedroom
A generous size double bedroom with a double-glazed window. Built-in wardrobe with hanging rail, shelving and mirror-fronted sliding doors. plus a further generous size walk in wardrobe/storage space.

Shower Room
White suite comprising; large level access shower with glazed screen, close-coupled WC, vanity wash-hand basin with under-sink storage and mirror, strip light and shaver point above. Electric heated towel rail, emergency pull cord, fully tiled walls and floor.

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

Additional Information & Services
• Copper 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: £2,765.61 per annum (for financial year ending 31/03/2026).

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
Ground rent £425 per annum
Ground rent review: 1st Jan 2027
Lease: 125 Years from 1st January 2012

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.













