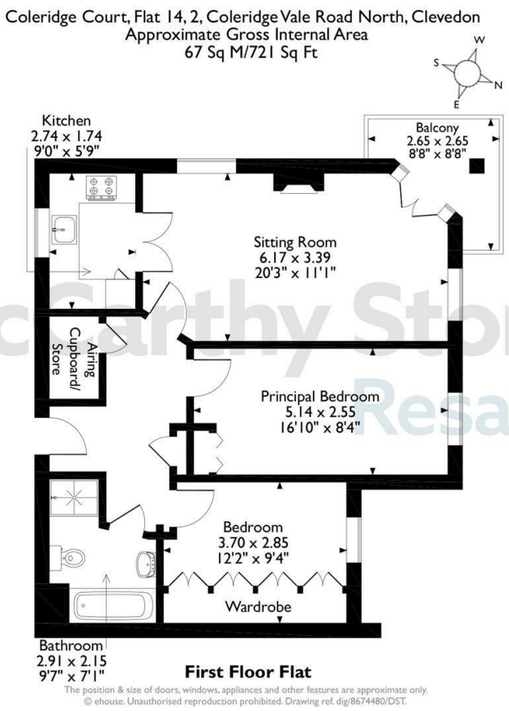
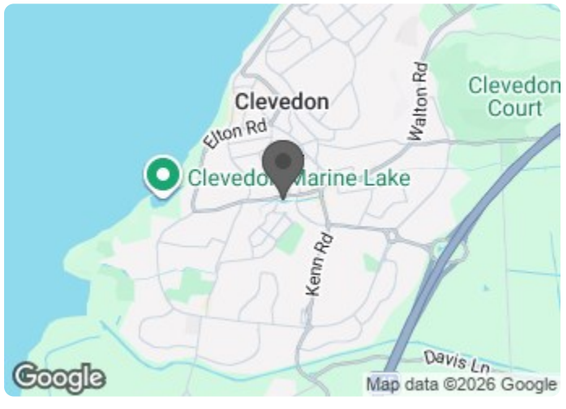
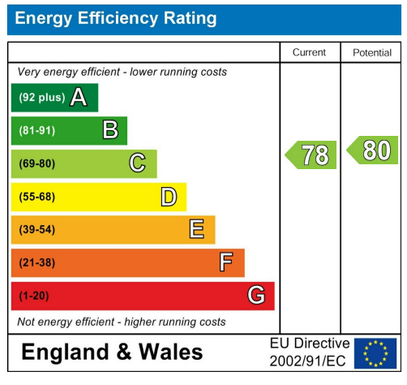
McCarthy Stone
Resales



Council Tax Band: C





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The Property Ombudsman

McCarthy Stone
Resales

14 Coleridge Court

Coleridge Vale Road North, Clevedon, BS21 6FL

Asking price £250,000 Leasehold

First floor, very well presented, two bedroom retirement apartment with walk out balcony accessed from the generous size living room.
Pet Friendly *Energy Efficient* *Lift Access To All Floors*

Call us on 0345 556 4104 to find out more.

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

Coleridge Court, Clevedon, BS21 6FL

2 Bed | £250,000

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.14
Situated on the first floor, this well presented, two bedroom apartment has a walk out balcony accessed from the living room. The separate kitchen is well equipped with integrated appliances, both bedrooms have fitted wardrobes, and the bathroom has a separate bath and shower.

Entrance Hall
With a solid entrance door having a security 'spy-hole'. 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 double glazed double doors opening to the balcony, along with a window to the side. Focal point electric fireplace, TV and BT points and raised electric power sockets. Skirting heating system leaves wall space free. Feature glazed panelled double doors lead to the kitchen.

Balcony
A lovely place to sit out and relax. Large enough for a small table and chairs.

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.

Master Bedroom
With a double glazed window. Built-in wardrobe with hanging rail, shelving and mirror fronted doors, along with a built in dressing table with drawers beneath. Skirting heating, raised power points. TV and BT points.

Bedroom Two
With double glazed window and a fitted unit comprising wardrobes and drawers.

Bathroom
White suite comprising; paneled bath, separate shower cubicle, 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: £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 .
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

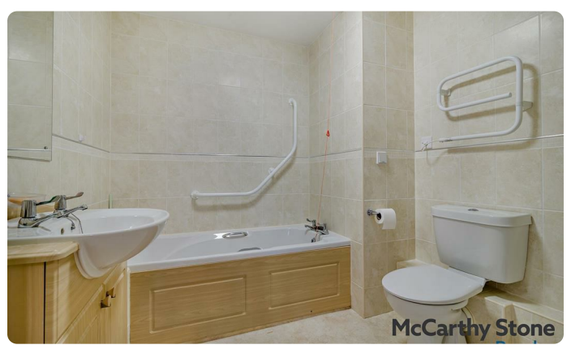
Leasehold
Lease 125 Years from the 1st June 2008
Ground Rent: £851 per annum
Ground Rent Review Date: June 2038

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.