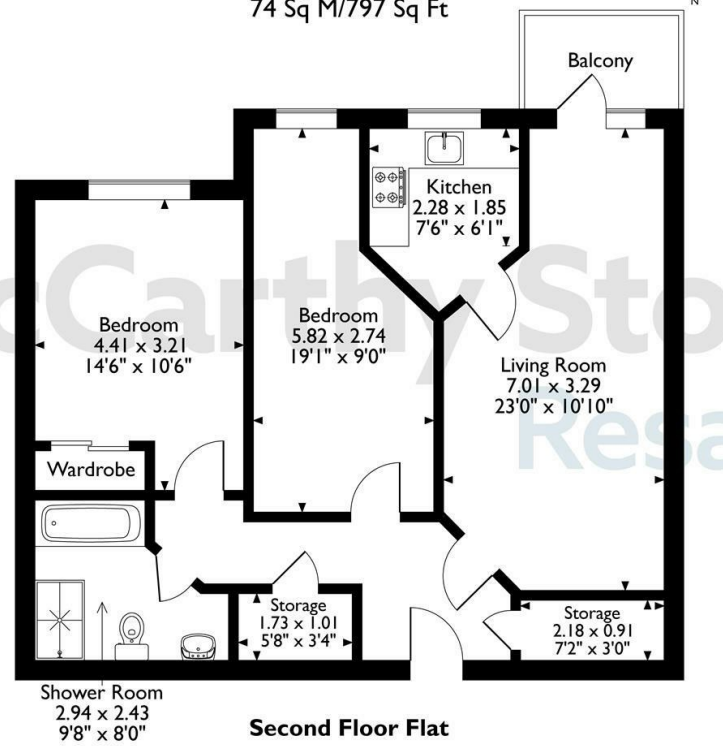
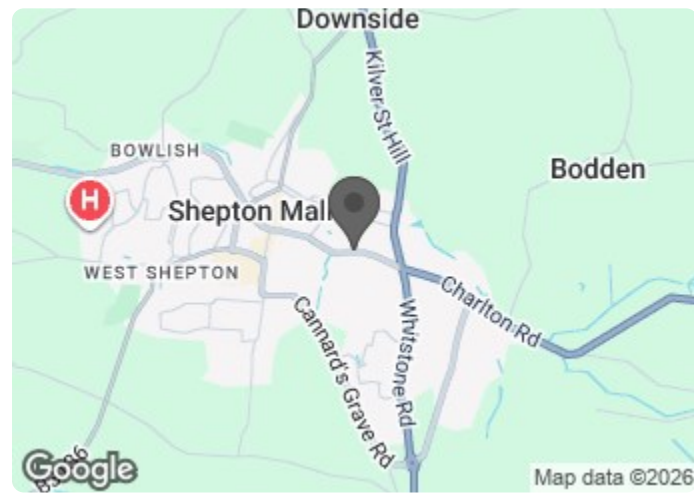


42 Holmcroft Court, Charlton Road, Shepton Mallet  
Approximate Gross Internal Area  
74 Sq M/797 Sq Ft



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 42 Holmcroft Court

Charlton Road, Shepton Mallet, BA4 5FA



**Asking price £190,000 Leasehold**

Very well presented, top floor, two bedroom retirement apartment with a south facing walk out balcony overlooking the landscaped communal gardens.

\*Energy Efficient\* \*Pet Friendly\*

**Call us on 0345 556 4104 to find out more.**

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

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. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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Registered in England and Wales No. 10716544



# Holmcroft Court, Charlton Road, Shepton Mallet

## 2 Bed | £190,000

### 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.

### 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, along with an 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, there is also a further walk-in store cupboard. A feature glazed panelled door leads to the Living room.

### Living Room

A bright and welcoming living room with double-glazed French door opening on to the balcony. Modern, wall mounted electric fireplace and feature glazed panelled door to kitchen.

### Balcony

A lovely South facing balcony looking over the landscaped communal gardens.

### 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.

### Principal Bedroom

A good size double bedroom with built-in wardrobe with hanging rail, shelving and mirror-fronted sliding doors.

### Bedroom Two

A further double bedroom with a double-glazed window that could alternatively be used as a study or separate dining room.

### Bathroom

White suite comprising; panelled bath, separate shower cubicle, WC, vanity wash-hand basin with under-sink storage and mirror, strip light and shaver point over. 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).

### 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.

Annual Service Charge: £4,079 for the financial year ending 31/03/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

### Leasehold

Ground rent £495 per annum

Ground rent review: 1st Jan 2027

Lease: 125 Years from 1st January 2012

### Additional Information & Services

- Copper broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### 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.

