McCarthy & Stone
RESALES

4 Holmcroft Court Charlton Road, Shepton Mallet, BA4 5FA
Asking price £225,000 Leasehold

For further details
please call 0345 556 4104

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This super bright TWO BEDROOM ground floor Retirement apartment with corner aspect and Patio door to garden benefits from a bathroom and separate cloakroom WC and new walk-in bath.

SUMMARY

This super ground floor two bedroom corner dual aspect apartment benefits from a patio door leading to the garden providing that all-important outdoor space and a wonderful outlook over the mature landscaped gardens of the development. Well presented accommodation offers a double aspect living room, excellent fitted kitchen with integrated appliances, two double bedrooms, bathroom with newly fitted bath and separate cloakroom WC.

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 independent living 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 beautiful landscaped garden with mature trees. Further peace-of-mind is found in the service provided by our excellent House Manager who will oversee 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 of £25 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 be as involved or remain as private 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.

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 further walk-in store cupboard has ample shelving and a light. A feature glazed panelled door leads to the Living room. In addition there is a there is a large fitted wardrobe with sliding doors .Doors to bedrooms bathroom and WC.

LOUNGE with patio door to garden

This is a super dual aspect room. A double-glazed French door with glazed side leads to patio area,. Focal point fireplace with inset electric fire, two ceiling light fittings and a feature glazed panelled door to kitchen.

KITCHEN

With a double-glazed window enjoying a pleasant outlook over the development garden. 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 and tiled floor, ceiling spot light fitting.

CLOAKROOM/WC

WC, wash-hand basin and mirror above, electric heated towel rail, emergency pull cord. Fully tiled walls and floor,

BEDROOM ONE

An excellent double bedroom with a double-glazed picture window with garden view. Built-in wardrobe with hanging rail, shelving and mirror-fronted sliding doors. Two ceiling light fittings.

BEDROOM TWO

With a double-glazed window and a garden view.

BATHROOM

Modern white suite comprising; close-coupled WC, vanity wash-hand basin with under-sink storage and mirror, strip light and shaver point over, new walk-in bath and separate shower cubicle with a glazed enclosure, electric heated towel rail, emergency pull cord. Fully tiled walls and floor,

GENERAL

There are mature landscaped communal gardens, great communal facilities and car parking available with a yearly permit at a charge of around £250 per annum for which there is a waiting list.

SERVICE CHARGE

- Cleaning of communal and exterior windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

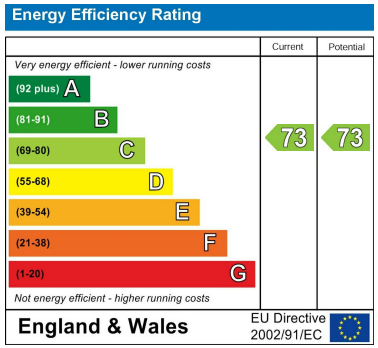
The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

LEASEHOLD

Ground Rent £495. pa.
Lease Length: 125 Years from 2012

GROSS INTERNAL
FLOOR AREA 862 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 862 SQ FT / 80 SQM	Holmcroft Court 5AF
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 15/03/21
	photoplan



There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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