McCarthy & Stone
RESALES

22 Ellisfields Court Mount Street, Taunton, TA1 3SS
Asking price £245,000 LEASEHOLD

For further details
please call 0345 556 4104

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A VERY WELL PRESENTED ONE BEDROOM RETIREMENT APARTMENT

GENERAL
Constructed in mid-2014 by renowned retirement home specialists McCarthy and Stone, Ellisfields Court consistently continues to be one our most sought-after developments and it is not difficult to understand why; a quiet backwater location yet within short easy access to the town centre. Beautiful landscaped gardens with pond that back directly onto Taunton Deane cricket ground with Vivary Park next door. This is a 'retirement living plus' development providing a lifestyle living opportunity for the over 70's and designed specifically for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff and Estate Manager.

Having a very welcoming ambiance and presented in good order throughout this lovely one bedroomed apartment enjoys an excellent position convenient to the lift service with easy access to all the superb facilities of this much demanded development. A comfortable dual-aspect living room has a really pleasant view over the tree-lined bank and running waters of Stockwell Stream, beyond which the footpath provides daily passing interest. There is an excellent double bedroom with a deep recess, a well fitted kitchen complete with integrated appliances and a modern wet room with a level access shower.

Homeowners benefit from one hour of domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of £25 per night applies. The development enjoys excellent communal facilities including a home owners lounge, superb roof terrace, restaurant with a fantastic and varied daily table-service lunch, laundry, scooter store and landscaped gardens. There is direct access from the development leading to Vivary Park serving as a short cut to town.

Home Owners at Ellisfields Court live a fulfilled and stimulated life with many regular activities in which to join and providing an opportunity to socialise and have fun with friends and fellow Home Owners. However there is no obligation to participate and Home Owners can remain as private as they might wish.

ENTRANCE HALL
Of a good size with space for hall style furniture. 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, walk-in store/airing cupboard with ample storage space, light, shelving, Gledhill boiler supplying domestic hot water and the concealed 'Vent Axia' heat exchange unit.

LIVING ROOM
With attractive Pine (inner-framed) Upvc fully triple-glazed windows to both front and side elevations providing additional natural light and providing for a very pleasant aspect overlooking a tree-lined bank and running stream. There is a focal point fireplace with an inset fire, and feature glazed panelled double doors lead to the kitchen.

KITCHEN
Having a triple-glazed electronically operated window enjoying an outlook to the tree-lined stream bank. Excellent range of Maple effect fitted units with contrasting laminate worktops and 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. Ceiling spot light fitting, tiled splashbacks and tiled floor.

DOUBLE BEDROOM
A lovely well-proportioned double bedroom with a deep recess providing a perfect area for a dressing table or indeed a desk. There is a triple-glazed window with a pleasant outlook, walk-in wardrobe with auto-light, hanging rails and shelving.

WETROOM
Modern white suite comprising; close-coupled WC, vanity wash-hand basin with fitted furniture unit including storage cupboards below and to the side with fitted mirror, shaver point and down-lights over. Walk-in level access shower. Heated towel rail, emergency pull cord and ceiling spot light. Fully tiled walls and wet room vinyl flooring

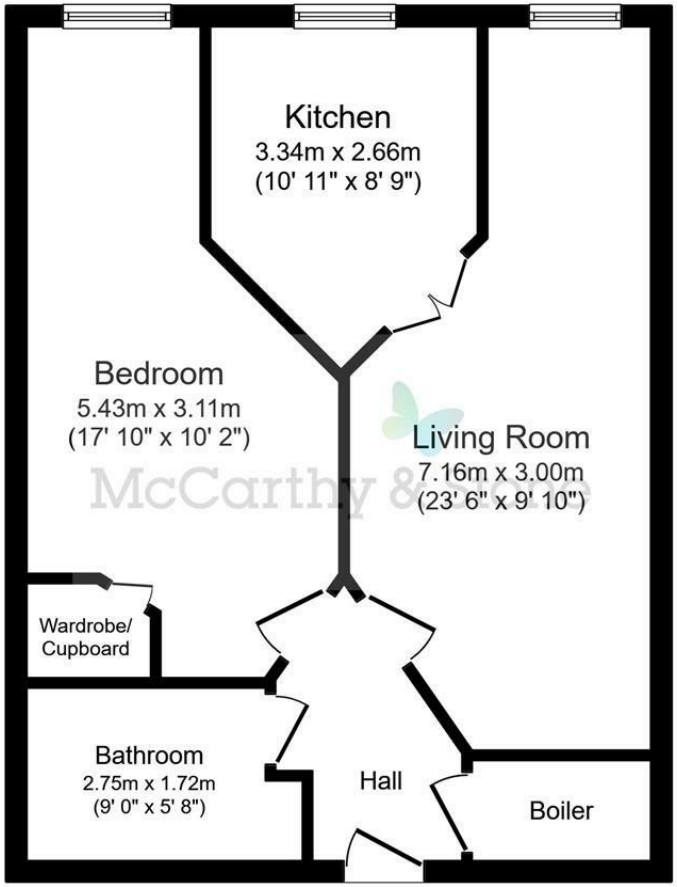
GENERAL
There are beautiful landscaped communal gardens with pond and a predominantly South-Westerly aspect. Car parking is available with a yearly permit at a charge of around £500 per annum for which there may be a waiting list. Internal doors are quality Oak veneered. In addition to the excellent underfloor heating there is an economic heat recovery (heat exchange) system utilising the hot air generated within the property and recirculating this back into the principle rooms.

SERVICE CHARGE
*Cleaning of communal 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 Estates Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. To fnd out more about service charges please contact your Property Consultant or Estates Manager.

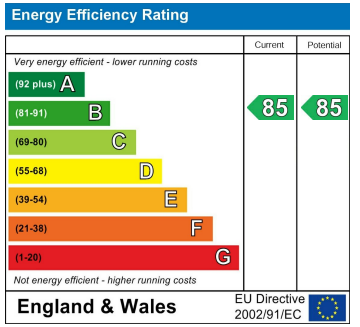
GROUND RENT
£435

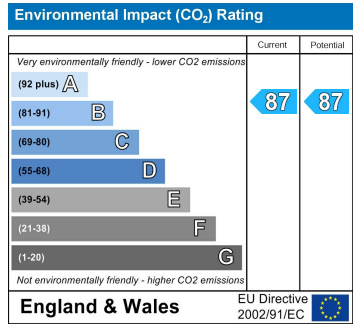
LEASE
125 yrs from 2014



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com





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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