

McCARTHY STONE
RESALES

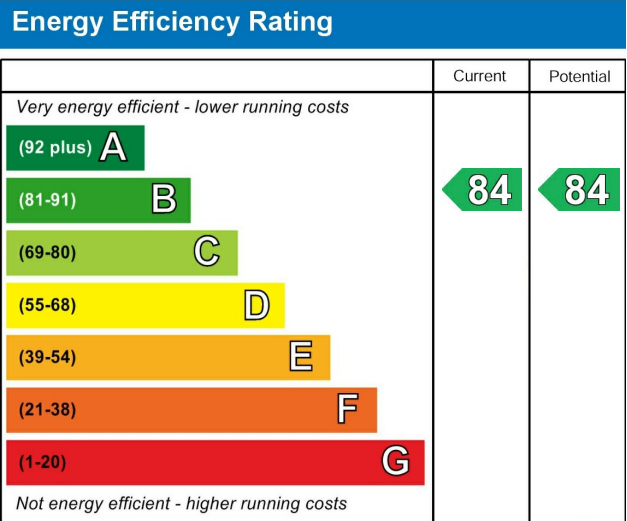
34 DUKES COURT
BULFORD, WELLINGTON, TA21 8QQ



A delightful ONE BEDROOM retirement apartment close to Wellington town centre



COUNCIL TAX BAND:



McCARTHY STONE
RESALES

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PRICE REDUCTION

ASKING PRICE £184,500 LEASEHOLD

For further details, please call **0345 556 4104**
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DUKES COURT, BULFORD, WELLINGTON

SUMMARY

Dukes Court enjoys excellent communal facilities including a homeowner's lounge, laundry, scooter store and landscaped gardens. 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.

It's so easy to make new friends and to lead a busy and fulfilled life at Dukes Court; This is a vibrant community where there are always plenty of regular activities taking place including; coffee mornings, games and quiz nights, seasonal and themed events. Whilst there is something for everyone homeowners are of course free to either participate frequently or remain as private as they might wish.

Constructed in 2014 by award-winning retirement home specialists McCarthy and Stone, Dukes Court is a 'Retirement Living' development providing a quality-of-lifestyle opportunity for the over 60'S and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent House Manager who oversees the smooth running of the development. Dukes Court is ideally located within an easy walk of Wellington town centre with its plethora of shops, restaurants and bars, hairdressers,



Cottage Hospital and so many other useful amenities close at hand, including Waitrose. Bus routes are close by with a regular service to Taunton.

ENTRANCE HALL

Having a solid 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 boiler cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water and concealed 'Vent Axia' heat exchange unit. A feature glazed panelled door leads to the living room.

LIVING ROOM WITH PATIO DOOR

A spacious room with a glazed French door and matching side-panel opens on to a balcony with views towards town. The living room also benefits from a feature fireplace with electric fire.

KITCHEN

Excellent range of 'Maple effect' fitted units with contrasting worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed ceramic hob with a stainless-steel chimney style extractor hood, waist-level oven and concealed fridge and freezer. Extensively tiled walls and tiled floor.

BEDROOM

A spacious double bedroom with a triple-glazed window. Very useful walk-in wardrobe with auto light, ample hanging space and shelving.



1 BEDROOMS £184,500

WETROOM

Modern white sanitary ware comprising; a close-coupled WC, vanity wash-hand basin set into a cupboard unit with mirror, strip light and shaver point above, level access, walk-in shower with a glazed shower screen, electric heated towel rail, emergency pull cord. Fully tiled walls and floor,

SERVICE CHARGE (BREAKDOWN)

- 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. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,089.50 pa (for financial year ending 10/22)

LEASE INFORMATION

Lease Length: 125 years from 2014
Ground Rent: £425

