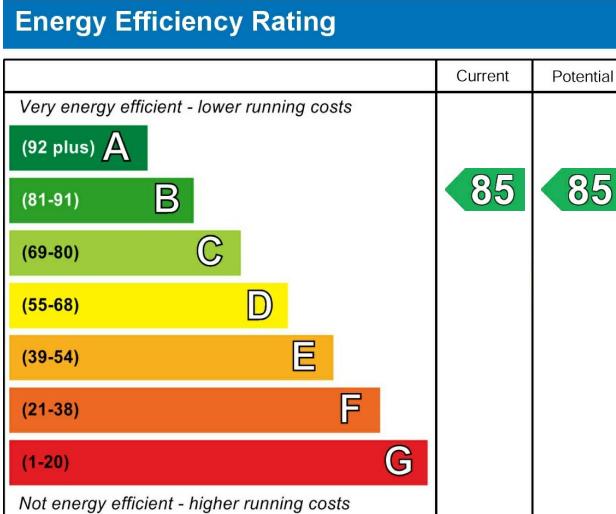
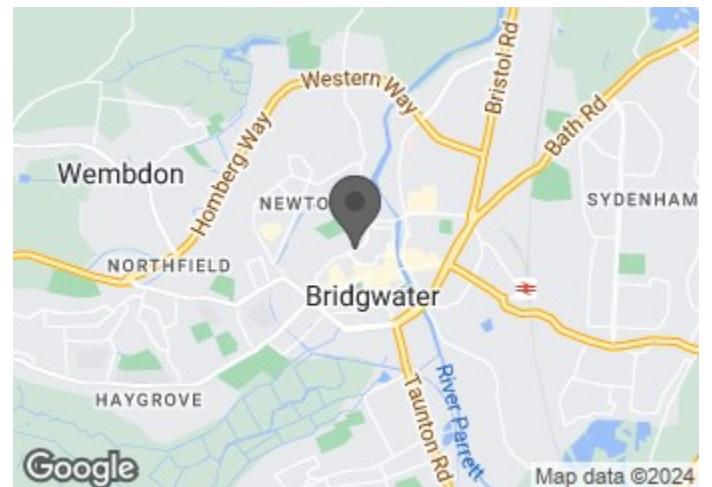




FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: A



McCARTHY STONE RESALES

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17 BLAKE COURT

NORTHGATE, BRIDGWATER, TA6 3FH



First floor, one bedroom retirement apartment situated within this stylish, energy efficient development, and located close to the lift. Blake Court offers beautiful landscaped gardens, homeowners lounge and a guest suite available for visiting friends and family.

PRICE REDUCTION

ASKING PRICE £145,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

BLAKE COURT, NORTHGATE,

INTRODUCTION

Blake Court is a contemporary development built by multi award-winning developer, McCarthy Stone, offering a fantastic independent 'Retirement Living' opportunity for those aged over 60.

The development has a wonderfully friendly community feel, with a host of activities to enjoy thus making it really easy to meet new friends. Whilst there is something for everyone, homeowners can 'dip in and out' of activities as they wish. The excellent communal facilities include a super homeowner lounge, mobility scooter store and lovely landscaped gardens.

The development occupies a very convenient position close to the heart of the market town's centre and is therefore extremely convenient for all major amenities and bus routes. Living at Blake Court provides homeowners and their families the peace-of-mind provided by both the day-to-day support of our House Manager who oversees the smooth running of the development and the benefit that 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.

Additionally there is also the excellent guest suite, widely used by visiting family and friends for which a small charge of £25 per night applies.

ENTRANCE HALL

Entered via a solid oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via the home-owners TV) and audio link to the main development entrance door. Emergency pull cord and wall mounted panel connect to the 24/7 careline. Walk-in utility/store cupboard with light and shelving



houses the Gledhill boiler supplying domestic hot water, Vent Axia heat recovery unit and Automatic Washer/Dryer. A feature glazed panelled door leads to the Living Room.

LIVING ROOM

A spacious room with a floor to ceiling double glazed window and French door opening to a Juliet balcony overlooking the beautiful landscaped communal gardens. Raised plug sockets for ease of use. A feature glazed panelled double door leads to the kitchen.

KITCHEN

With a double-glazed window which provides a leafy outlook. Excellent range of contemporary soft cream, gloss finished wall and base units with contrasting laminate worktops and matching upstands incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed halogen hob with a modern glass splash panel and a stainless steel chimney extractor hood over, easy access waist-level oven and concealed fridge and freezer. Ceiling spot light fitting, tiled floor.

DOUBLE BEDROOM

With a full height double-glazed window. Walk-in wardrobe with auto-light, ample hanging space and shelving. Raised plug sockets for ease of use.

SHOWER ROOM

Modern white suite comprising; back-to-the wall WC with concealed cistern, vanity wash-basin with under sink cupboard and mirror with integral light positioned over, spacious level access shower with glazed screen and handrail. Emergency pull cord, heated ladder radiator, ceiling spot light fitting, extensively tiled walls and fully tiled floor.



1 BEDROOMS £145,000

SERVICE CHARGE (BREAKDOWN)

The Service Charge covers the expense of:

- Cleaning of communal windows and exterior of all apartment 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 cost of the excellent House Manager, who oversees the smooth running of the development.

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. Please contact your Property Consultant or House Manager for further details.

Service Charge: £2,983.62 per annum (for financial year ending 30/06/2024)

LEASE INFORMATION

Lease Length: 999 years from January 2016

Ground Rent: £435 per annum

Ground rent review date: January 2031

