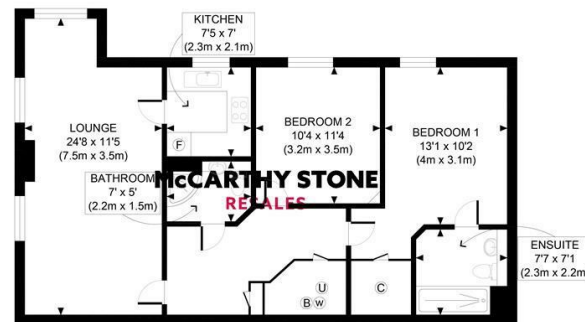


McCARTHY STONE RESALES

15 BLAKE COURT NORTHGATE, BRIDGWATER, TA6 3FH



GROSS INTERNAL FLOOR AREA 852 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 852 SQ FT / 79 SQM	Blake court
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: 28/04/22 photoplan

COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	80

McCARTHY STONE RESALES

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SPACIOUS TWO BED retirement apartment on the FIRST FLOOR with DUAL ASPECT LOUNGE and additional benefit of a GUEST SHOWER/WC plus an ENSUITE to main bedroom. ALLOCATED PARKING.

ASKING PRICE £230,000 LEASEHOLD

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

BLAKE COURT, NORTHGATE, BRIDGWATER

INTRODUCTION

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

The development has a wonderful friendly community feel, with a host of activities to enjoy thus making it really easy to meet new friends and to lead a busy and fulfilled life. Whilst there is something for everyone there is certainly no obligation to participate and home owners 'dip in and out' of activities as they wish. The excellent communal facilities include a super lounge for homeowners, 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 to all major amenities and bus routes. Blake Court provides peace-of-mind provided by 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.

There is also the excellent guest suite, widely used by visiting family and friends for which a small charge per night applies. Car parking, subject to availability, is by annual permit for which there is a charge of £250 per annum.

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. Wall-mounted pull cord/push button careline panel, walk-in utility/store cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water, Vent Axia heat recovery unit and Automatic Washer/Dryer. A second shallow cupboard has the utility meters. A feature glazed panelled door leads to the Living Room.

GUEST SHOWER / WC

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. Corner shower with glazed enclosure, emergency pull cord, heated ladder radiator, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

LIVING ROOM

This spacious room is bright and welcoming thanks to its three full height windows which provide an interesting double aspect. A feature fireplace with inset electric fire creates a focal point with light and/or additional heating. Plug sockets are elevated for ease of use. A glazed panelled double door leads to the kitchen.

KITCHEN

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 hob with a modern glass splash panel and a stainless steel chimney extractor hood over, waist-level oven and concealed fridge and freezer. Ceiling spot light fitting, tiled floor.

BEDROOM ONE

A double bedroom of excellent size with a full height double-glazed window. Walk-in wardrobe with auto-light, ample hanging space and shelving. Door to en-suite. Plug sockets are elevated for ease of use.

2 BED | £230,000

EN-SUITE 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. Level access, walk-in shower with both raindrop and conventional shower attachments. Emergency pull cord, heated ladder radiator, ceiling spot light fitting. Extensively tiled walls and fully tiled floor,

BEDROOM TWO

Another good-sized double bedroom with a full height double-glazed window. Plug sockets are elevated for ease of use.

SERVICE CHARGE (BREAKDOWN)

The Service Charge covers :

- Cleaning of communal windows and external windows of each apartment
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system and House Manager
- 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

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

Service Charge: £3,955.32 per annum (Up to financial year end 30/06/2023)

LEASE INFORMATION

Lease Length: 999 years from 2016

Ground Rent: £495 per annum

Ground Rent Review: January 2031

