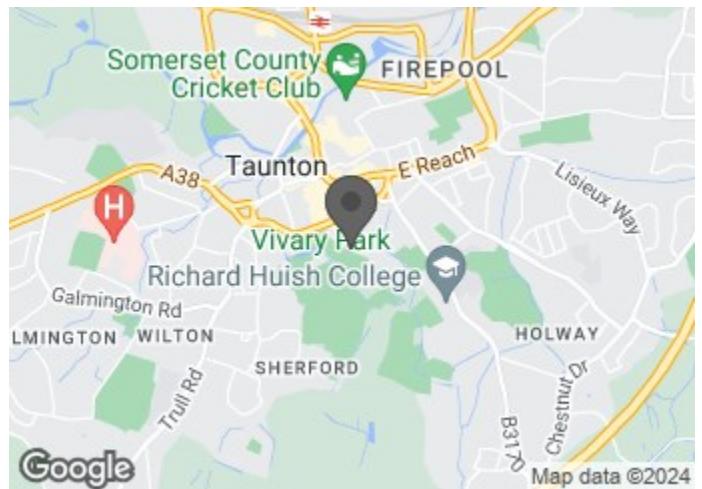


COUNCIL TAX BAND: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	86	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



13 ELLISFIELDS COURT MOUNT STREET, TAUNTON, TA1 3SS



Located on the first floor, this two bedroom retirement apartment offers lovely views from the balcony over the front of the development and the beautiful landscaped communal gardens. The development itself offers a host of facilities to include an on site restaurant, homeowners lounge, function room, laundry room and mobility scooter store, along with the landscaped communal gardens and rooftop terrace.

PRICE REDUCTION

ASKING PRICE £325,000 LEASEHOLD

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

ELLISFIELDS COURT, MOUNT STREET,

INTRODUCTION:

Constructed in mid-2014 by renowned, award-winning developers McCarthy Stone, Ellisfields Court consistently continues to be one of 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 Dean 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 overseeing the smooth running of the development.

The development enjoys excellent communal facilities including a home owner's lounge, restaurant with a fantastic, varied daily table-service lunch, laundry, scooter store and landscaped gardens, along with a roof terrace. There is direct access from the development leading to Vivary Park serving as a short cut to town.

Ellisfields Court is a vibrant development with plenty of regular activities and ample opportunity to 'get involved', socialise and make new friends. Equally however, there is, of course, no obligation to participate and Home owners can remain as private as they wish.

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.

ENTRANCE HALL:

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, deep walk-in store/airing cupboard with light, shelving, Gledhill boiler supplying domestic hot water and the concealed 'Vent Axia' heat exchange unit providing an economic heat recovery system.



2 BEDROOMS £325,000

CLOAKROOM:

Comprising modern white WC and corner wash-basin, wall cupboard, half tiled walls and vinyl flooring.

SITTING/DINING ROOM:

Attractive Pine (inner-framed) triple-glazed French door with matching side panel opens onto a good-sized balcony with a very pleasant aspect overlooking the front of the development and the landscaped communal gardens. Feature fireplace with coal effect electric fire. Glazed panelled double doors lead to the kitchen.

KITCHEN:

Having a triple-glazed electronically operated window. Excellent range of Maple effect fitted wall and base 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. Ceiling spot light fitting, tiled splashbacks and tiled floor.

MASTER BEDROOM:

A well-proportioned double bedroom. Triple-glazed window with a pleasant outlook. Walk-in wardrobe with auto-light, hanging rails and shelving.

BEDROOM TWO:

Of a good size with a triple-glazed window.

SHOWER ROOM

Modern white suite comprising; Level access shower, close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage both below and to the side, fitted mirror, shaver point and down lights over. Electric heated towel rail, emergency pull cord, ceiling spot light and fully tiled walls and wet room flooring.

FURTHER INFORMATION:

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 £250 per annum - please check with the Estates Team for current availability. 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 re-circulating this back into the principle rooms.

SERVICE CHARGE:

- Cleaning of communal windows and exterior of apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system and 24/7 on site Estates Team
- 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 running costs of the restaurant (with a small additional cost payable per meal eaten in the restaurant)
- One-hour of domestic support per week

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service Charge: £11,868.82 per annum (for financial year ending 30/09/2024).

LEASE INFORMATION:

Ground Rent: £510 per annum

Ground rent review date: Jan 2029

Lease Length: 125 years from Jan 2014

