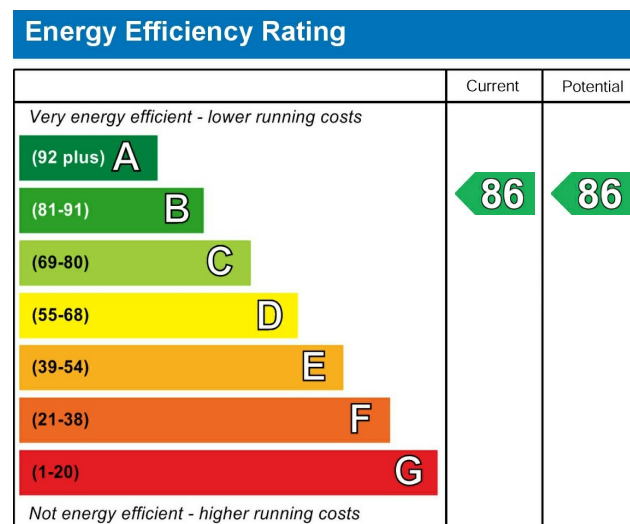
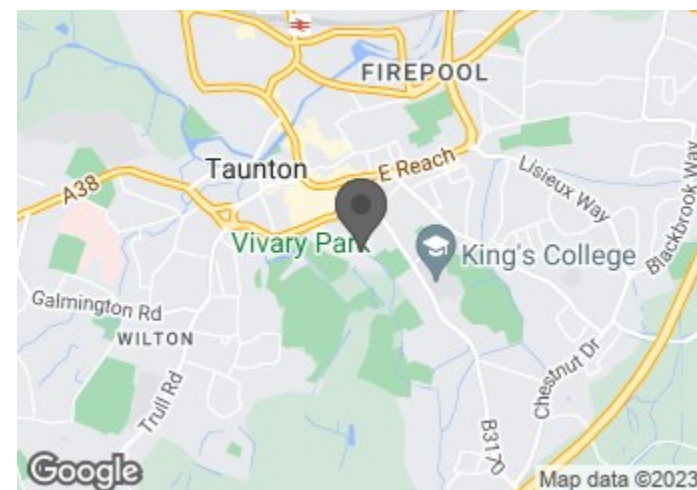


APPROX. GROSS INTERNAL FLOOR AREA 623 SQ FT / 58 SQM	Ellisfield Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 19/01/23
	photoplan

COUNCIL TAX BAND: E



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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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

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McCARTHY STONE RESALES

27 ELLISFIELDS COURT MOUNT STREET, TAUNTON, TA1 3SS



Leafy views are enjoyed from the balcony of this one bedroom, first floor retirement apartment, exclusively available to the over 70's

PRICE REDUCTION

ASKING PRICE £199,950 LEASEHOLD

For further details, please call **0345 556 4104**
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ELLISFIELDS COURT, MOUNT STREET,

1 BEDROOMS £199,950

ELLISFIELDS COURT

Constructed in mid-2014 by renowned retirement home specialists McCarthy 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 a 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. 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 applies.

The property enjoys excellent communal facilities including a home owners lounge, superb roof terrace, restaurant with a fantastic and varied daily table-service lunch, laundry room, scooter store and landscaped gardens. This is a super one bedroom apartment very conveniently enjoying a first-floor position close to the lift service and within easy access to all the superb facilities of the development. A lovely living room opens onto a good-sized balcony overlooking a tree-lined bank and narrow running stream. There is an excellent double bedroom, a well fitted kitchen complete with integrated appliances and a modern wet room with a level access shower.

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, excellent walk-in boiler cupboard with ample storage space, light and shelving and housing the Gledhill boiler supplying domestic hot water and the concealed ‘Vent Axia’ heat exchange unit.

LIVING ROOM

An attractive triple-glazed door with matching side-panels opens onto a very pleasant balcony overlooking a tree-lined bank with running stream. Feature glazed panelled double doors leading to the kitchen.

Balcony: A great feature providing beneficial outdoor space with a glazed balustrade, decked floor and outside light. The balcony enjoys a very pleasant outlook to a tree-lined bank with a narrow running stream.

KITCHEN

Versatile kitchen having a triple-glazed electronically operated window enjoying an outlook to trees. Space for a small table and chairs and excellent range of maple effect fitted wall and base units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with stainless steel chimney extractor hood over, high level double oven and concealed fridge and freezer. Ceiling spot light fitting, tiled splashbacks and tiled floor.

BEDROOM

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

WETROOM

Modern white suite comprising of close-coupled WC, vanity wash-hand basin with fitted furniture unit including storage both below and to the side, fitted mirror, shaver point and down-lights over, walk-in level access shower with thermostatically controlled shower. fully tiled walls and wet room vinyl flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

GENERAL

There are beautiful landscaped communal gardens which have a pond and bright aspect. Car parking is available with a yearly permit 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

- One hour domestic assistance each week
- The running costs of the restaurant (with a small amount payable per meal eaten)
- Cleaning of communal windows and exterior of apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- The cost of the Laundry Room (washing machines & tumble dryers)
- 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
- Estate Manager & Team

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.

Service charge: £8,823.88 per annum (for financial year ending 30/09/2024)

GROUND RENT

Ground Rent: £435 per annum
Ground Rent Review Date: 1st January 2029

LEASE

Lease 125 years from the 1st January 2014

