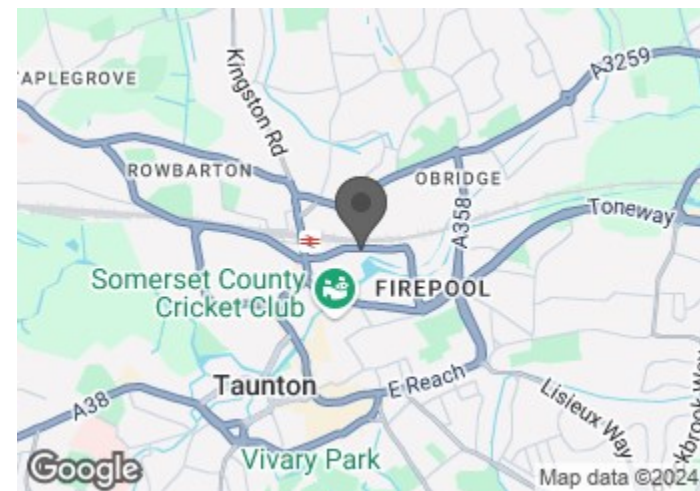


COUNCIL TAX BAND: E



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 87 | 87 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

McCARTHY STONE
RESALES

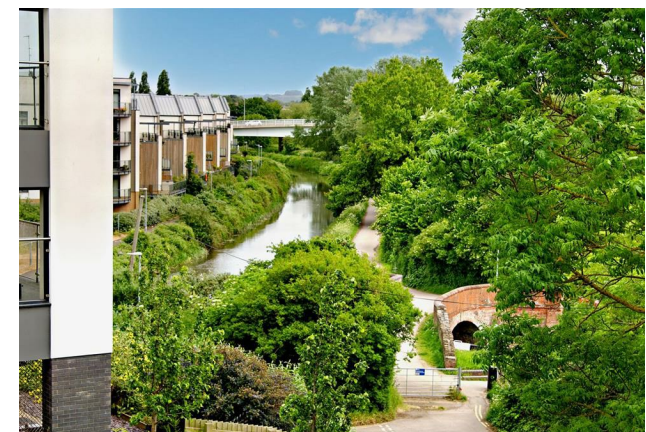
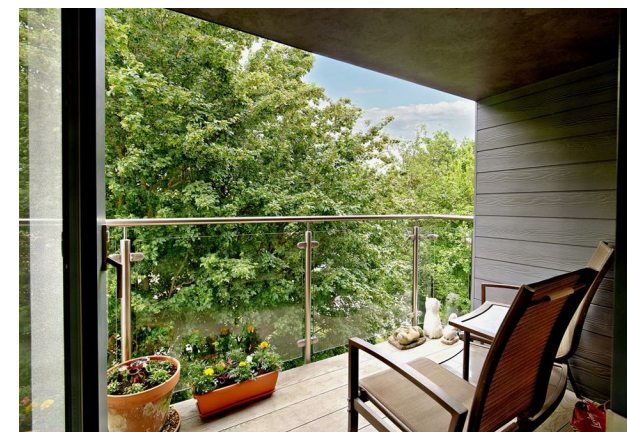
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McCARTHY STONE
RESALES

29 LOCK HOUSE
KEEPER CLOSE, TAUNTON, TA1 1AX



A beautifully presented, two bedroom retirement apartment, situated on the second floor and with two South facing balconies overlooking Taunton and the canal. NO ONWARD CHAIN.

ASKING PRICE £325,000 LEASEHOLD

For further details, please call **0345 556 4104**
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LOCK HOUSE, KEEPER CLOSE, TAUNTON, SOMERSET, TA1 1AX

INTRODUCTION:

Presented in excellent order, this two bedroom, second floor apartment enjoys a pleasant Southerly aspect from it's two balconies, along with views over Taunton and the canal. The apartment offers bright accommodation including a living room and master bedroom both with French doors opening onto balconies, quality kitchen with a host of integrated appliances, two shower rooms (one en-suite to the master bedroom), further double bedroom and a large utility cupboard with washer/dryer.

Lock House is a 'Retirement Living' development providing an independent living opportunity for those over 60 years of age with the day-to-day support provided by our excellent House Manager who oversees the smooth running of the development. 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. The development enjoys excellent communal facilities including a fantastic homeowners lounge, a communal rooftop terrace and fantastic gym for homeowners to enjoy. There are also landscaped gardens a decked terrace. There is also a super guest suite for visiting family and friends for which a small charge of £25 per night applies.

There is a variety of regular social activities to choose from including; coffee mornings, film nights and themed events.

Lock House occupies an excellent location with plenty of amenities close by including the Orchard Shopping Centre and Morrisons,. This is very much an 'up and coming' area of Town with a vibrant local community and an eclectic choice of local shops, cafes bars and restaurants.. Taunton Station is only 0.2 miles away with regular train service to Bristol, Penzance, London, Cardiff and more - perfect for a day out. For a leisurely stroll, the scenic Victoria Park is 0.6 miles away in the heart of this thriving County Capital Town.

With so much to see and do, Taunton is a perfect location for you to enjoy your retirement. A county town with a rich and interesting history, it offers the best of modern amenities whilst

being a short bus or car journey away from the beautiful Quantock Hills. This welcoming and friendly town hosts a wide range of events all year round including the popular Taunton Flower Show, The Rural Living Show and is the birthplace of Taste of the West. It is also home to the ever popular Somerset County Cricket Club.

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. Useful utility cupboard with light, shelving, Gledhill boiler supplying hot water, 'Vent Axia' heat exchange unit and automatic washer/dryer. Separate shallow cupboard with meters. Feature glazed panelled door to Living Room.

LIVING ROOM:

With a double-glazed French door and side panel opening onto one of the South facing balconies, A further full height window makes this a very light and airy room. A feature glazed panelled door leads to the kitchen.

KITCHEN:

Double-glazed window. Superb range of soft white gloss-fronted fitted units with under unit lighting, contrasting worktops and matching upstands incorporating a stainless steel inset sink unit. Comprehensive integrated appliances comprise; a four-ringed hob with a contemporary glass splashpanel and stainless steel chimney hood over, waist-level oven and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

MASTER BEDROOM:

Double-glazed French door and side panel opening onto one of the South facing balconies. Large walk-in wardrobe with auto-light, hanging rails and shelving.

EN-SUITE SHOWER ROOM:

White suite comprising; level access, walk-in shower with both 'Raindrop' and conventional shower heads, a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface and mirror with integral light above, ladder radiator, emergency pull cord, ceiling spot lights, extensively tiled walls and tiled floor.

2 BED | £325,000

BEDROOM TWO:

A further double bedroom with double glazed window.

SHOWER ROOM:

White suite comprising; shower cubicle with both 'Raindrop' and conventional shower heads, a back-to-the wall WC, wash-basin with mirror above. Ladder radiator, emergency pull cord, ceiling spot lights, extensively tiled walls and tiled floor.

PARKING

No.29 has it's own privately owned parking space.

LEASEHOLD

Ground Rent: £495 per annum

Ground Rent Review Date: January 2032

Lease 999 Years from January 2017

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
- 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

And most importantly, the services of the House Manager.

The service charge does not cover external costs such as Council Tax, electricity or TV.

Service charge: £3,862.37 per annum up to financial year end 30/06/2025.

ADDITIONAL INFORMATION & SERVICES

- Superfast fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

