

29 Homecastle House

Chandos Street, Bridgwater, Somerset, TA6 3DL



A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR Homecastle House was constructed by McCarthy & Stone (Developments) Ltd and comprises 32 properties arranged over 4 floors each served by lift. The resident Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over 60 years and the other over 55 years. Please speak to our property consultant if you require any information regarding Event Fees that may apply to this property.

Residents' lounge
Communal Laundry
24 hour emergency Appello call system
Minimum Age 60
Development Manager

Guest Suite
Lift to all floors
Lease: 99 years from 1984
Service Charge £2356.82 Ground Rent
£439.87



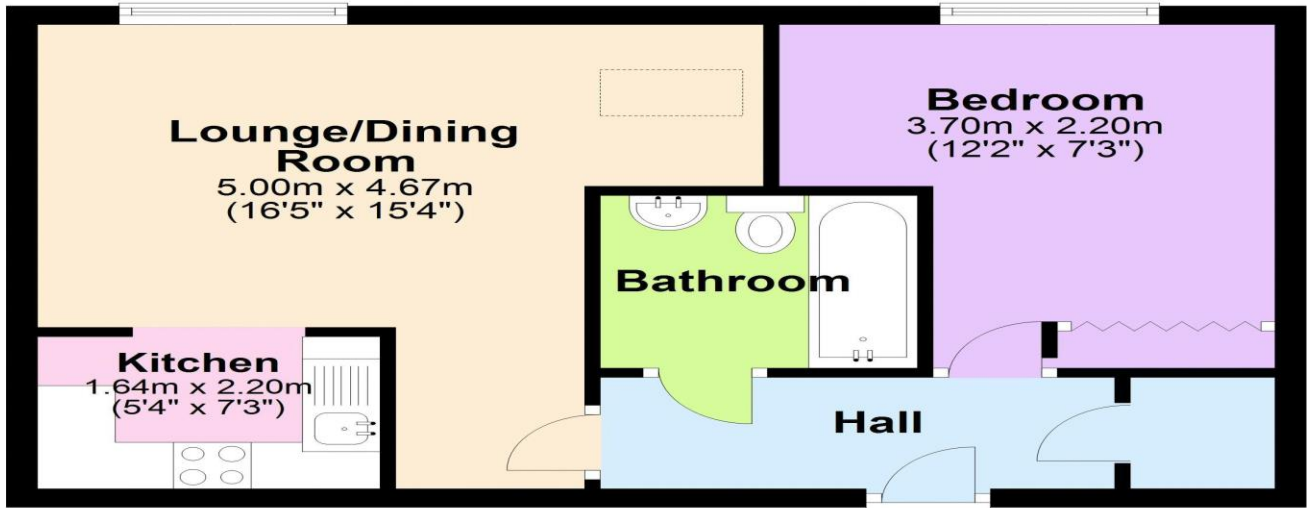
PRICE: £45,000

For more details or to make an appointment to view, please contact

Rachel Hazell

Floor Plan

Approx. 39.3 sq. metres (423.4 sq. feet)



Total area: approx. 39.3 sq. metres (423.4 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/2021

Annual Ground Rent:

££439.87

Ground Rent Period Review:

Next uplift 2028

Annual Service Charge:

£2356.82

Contingency Fund Balance:

£TBC

Event Fees:

1% Transfer
0% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.