

LAUREL & WYLDE

E S T A T E A G E N T S



3 Acacia Court Tweentown, Cheddar, BS27 3HY £150,000

*** IMMACULATE GROUND FLOOR APARTMENT *** SPECIFICALLY DESIGNED FOR THE OVER 55'S *** ONE DOUBLE BEDROOM *** WALK IN WET ROOM/BATHROOM *** LIGHT AND AIRY OPEN PLAN LOUNGE/DINER/KITCHEN WITH DOORS OPENING OUT TO THE COMMUNAL GARDEN *** MODERN COMMUNAL LOUNGE AND KITCHEN *** COMMUNAL GARDENS *** GREAT LOCATION AND CLOSE WALKING DISTANCE TO THE LOCAL SHOPS, PUBS, RESTAURANTS, DOCTORS AND DENTIST *** BUS STOP CONVENIENTLY LOCATED OUTSIDE *** EPC RATING TBC *** COUNCIL TAX B *** LEASEHOLD ***

Service charge £2,837.52 p/a (£236.46 per month)

Rent £99.96 p/a

125 year lease with 110 years remaining

Entrance

Building access is via the main ground floor entrance, through into the communal area and on to the lift area. The apartment is entered via a composite door leading straight into the hallway.

Hallway

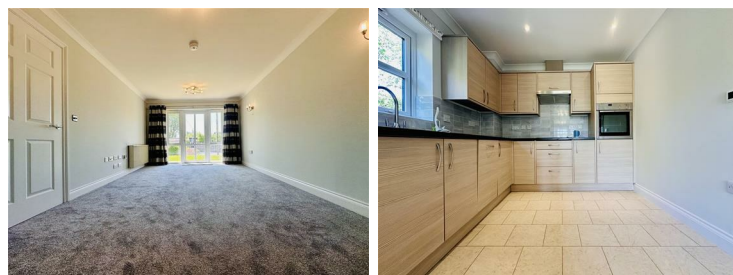
The hallway has doors to the double bedroom, wet room/bathroom, the lounge/kitchen/dining space, a storage cupboard and hot water tank cupboard with additional storage. Door entry system/internal phone and Nurse Call station. Heating is via a Fischer wall mounted remotely control electric radiator.



Open Plan Lounge/Diner/Kitchen

A front aspect room with UPVC double glazed windows and door to patio and communal garden. The lounge area has another remotely controlled radiator, TV, Satellite, Data and phone points. There are two ceiling light clusters and two wall light sets.

The kitchen area has a vinyl tiled floor with comfort underfloor heating, ceiling spotlights, fitted base and eye level units with square edge work surface, stainless steel sink with mixer tap, eye level oven and grill, 4 ring electric hob with extractor hood, integrated dishwasher, under unit washer/dryer and free-standing large fridge/freezer.



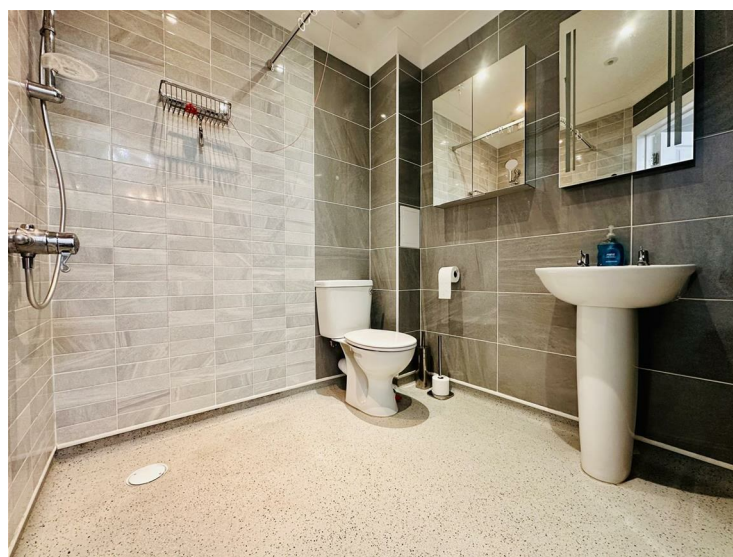
Bedroom

A front aspect room with a uPVC double glazed window overlooking communal garden, ceiling light, wall light and a comprehensive range of wardrobes to one wall.



Walk in Wet Room/Bathroom

The wet room walls are fully tiled, waterproof resin flooring, ceiling spotlights, extractor fan, emergency pull cord, low level WC, pedestal wash hand basin with twin taps, heated chrome towel rail with timer, a built-in mains shower system, and LED wall mounted mirror with additional mirrored cabinet.



Communal Area Kitchen and Dining Room

The apartment benefits from shared inside communal facilities should residents wish to socialize or have extra room to entertain guests. There are also lovely outside communal gardens with benches for sitting and enjoying the outside.


The main entrance area includes access to a guest toilet and the service room with post boxes and storage areas and the property's electric meters.



Communal Gardens



Post Room

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	