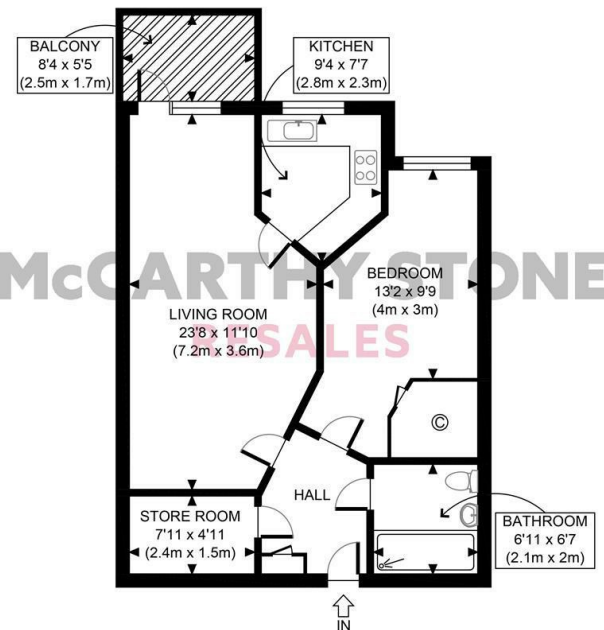


# McCARTHY STONE RESALES

## 21 SQUIRE COURT RALEIGH MEAD, SOUTH MOLTON, EX36 4FL



GROSS INTERNAL  
FLOOR AREA 617 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 617 SQ FT / 57 SQM	Squire 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 12/01/23
	photoplan

### COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>88</b>	<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



# McCARTHY STONE RESALES

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Beautifully presented one bedroom, first floor retirement apartment with balcony overlooking the landscaped gardens. Situated in this stunning, energy efficient development, with lift access to all floors, making all apartments and communal areas easily accessible.

### PRICE REDUCTION

## ASKING PRICE £197,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# SQUIRE COURT, RALEIGH MEAD, SOUTH

# 1 BEDROOMS £197,000

## INTRODUCTION:

This super one bedroom apartment is perfectly situated on the first floor of this very impressive development overlooking the lovely landscaped garden and with a really pleasant balcony from which the outlook can really be enjoyed. Spacious accommodation provides a good sized living room with balcony access, quality kitchen with many appliances, utility cupboard with auto washer/dryer, excellent double bedroom and practical wetroom with level access shower. Furniture can be available by separate negotiation.

Squire Court is a prestigious development constructed in 2016 by award-winning retirement homes specialist McCarthy and Stone and located within easy access of the excellent amenities of South Molton Town Centre, including a post office, supermarket, independent shops, the very popular Pannier Market held on Thursdays and Saturdays, health centre, dentists, banks and a library. South Molton also has plenty of places to eat, with traditional fish and chips, fantastic pubs, fine-dining hotels and quirky cafés. South Molton is also located within easy reach of Exmoor National Park.

This is a 'retirement living' development providing an independent living environment exclusively for those over 60 years of age and therefore ensuring there are many like-minded home owners. Squire Court offers the level of freedom needed to maintain your independence for longer in your own home, living retirement to the full. It's so easy to make new friends and to lead a busy and fulfilled life at Squire Court; there are always plenty of regular activities to choose from including; coffee mornings, fitness classes, games and quiz nights, fish and chip supper evenings, themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

For peace of mind our House Manager provides excellent support to Home Owners whilst ensuring the smooth running of the development. Additionally, the apartments are equipped with a 24-hour emergency call system. All the external property maintenance including gardening and window cleaning is taken

care of. In addition to privately owned luxury apartments the development also offers beautiful social spaces such as a communal lounge, landscaped gardens and a guest suite where visiting family and friends can be accommodated for a small charge.

## ENTRANCE HALL:

Solid entrance door with spy-hole, security intercom entry system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, large walk-in utility cupboard with light and shelving, automatic washer/dryer and housing both the Gledhill boiler supplying hot water and the Vent Axia heat exchange unit. A feature glazed panelled door leads to the Living room.

## LIVING ROOM:

A bright and airy room with a double-glazed French door with matching side-panel opening onto a very pleasant walk-out balcony overlooking the landscaped communal gardens. A feature glazed panelled double door opens into the kitchen.

## KITCHEN:

Electrically operated double-glazed window. Comprehensive range of contemporary styled soft white, high-gloss fitted wall and base units with contrasting laminate worktops and matching upstands, incorporating a stainless steel inset sink unit. Integrated Bosch appliances comprise; a four-ringed hob with glazed splashback and stainless steel chimney extractor hood over, single oven and concealed dishwasher, fridge and freezer. Tiled floor.

## BEDROOM:

Of a good size with a double-glazed window. Walk-in wardrobe with light, extensive hanging space and shelving.

## WETROOM:

Wetroom style with a modern white suite comprising; Walk-in level access shower with both raindrop and adjustable shower heads - plus handy grab rail, back-to-the-wall WC with a concealed cistern, vanity wash-hand basin with storage cupboard below and mirror with integrated light and shaver point over. Heated ladder radiator, emergency pull cord, extensively tiled walls and fully tiled floor.

## SERVICE CHARGE:

The service charge includes:

- Cleaning of communal windows and exterior of all apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system and House Manager
- 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 service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,722.96 per annum (for financial year end 30/06/2024)

## LEASEHOLD:

Lease 999 years from the 1st January 2016

Ground rent: £425 per annum

Ground rent review date: January 2031

## ADDITIONAL INFORMATION & SERVICES

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

