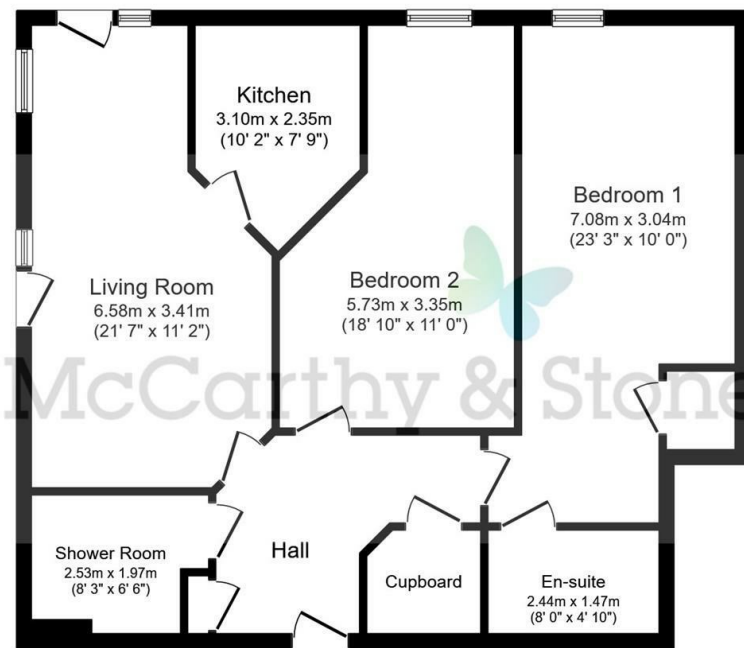


McCARTHY STONE RESALES

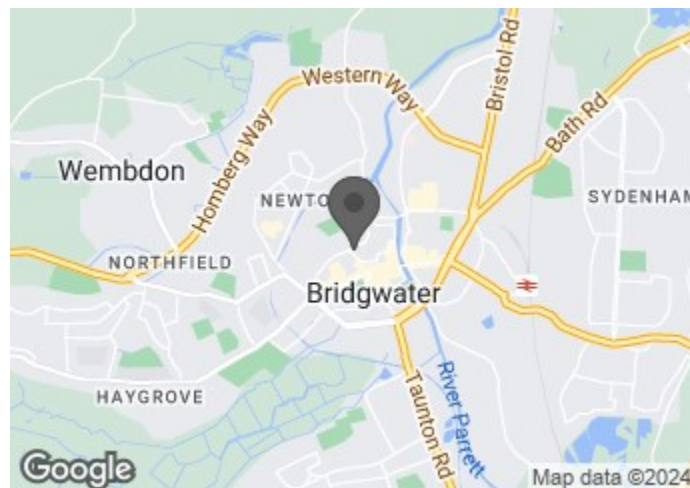
1 BLAKE COURT NORTHGATE, BRIDGWATER, TA6 3FH



Total floor area 84.0 sq. m. (904 sq. ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com

Floor Plan

COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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A two bedroom, ground floor retirement apartment benefiting from two separate accesses on to enclosed terrace areas, and a privately owned parking space.

PRICE REDUCTION

ASKING PRICE £245,000 LEASEHOLD

For further details, please call **0345 556 4104**
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BLAKE COURT, NORTHGATE,

2 BEDROOMS £245,000

INTRODUCTION:

Occupying a prominent ground floor position this lovely two bed apartment overlooks part of the attractive landscaped gardens and main entrance to this very successful Blake Court development. There is a really pleasant living room with extensive full height dual-aspect glazing that soaks up natural light and includes two French doors opening onto individual enclosed terrace areas. This is a lovely home that has a very pleasant ambiance. There are two excellent double bedrooms; the master bedroom has en-suite facilities. A well fitted kitchen complete with integrated appliances and a further shower room. All the superb communal facilities of the development are 'on hand' including the homeowners lounge, landscaped gardens and scooter store.

Constructed by multi award-winning McCarthy Stone to offer fantastic independent living opportunity in this 'Retirement Living' development for those aged over 60. The development has a wonderful friendly community feel, with a host of regular activities to enjoy thus making it really easy to meet new friends and to lead a busy and fulfilled life at Blake Court. 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. The property enjoys excellent communal facilities including a super homeowners lounge, scooter store and landscaped gardens.

The development occupies a very convenient position close to the heart of the Market Town centre and therefore extremely convenient to all major amenities and bus routes. Living at Blake Court provides both Home Owners and family with the peace-of-mind provided by both the day-to-day support of our house manager who oversees the smooth running of the development. and the benefit that 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.

Additionally there is also the excellent guest suite, widely used by visiting family and friends for which a small charge of £25 per night applies.

This apartment benefits from an allocated 'extra-wide' disabled parking space located convenient to the development entrance.

ENTRANCE HALL:

With a solid oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the homeowners TV) and audio link to the main development entrance door. Emergency pull cord, walk-in utility/store cupboard with light and shelving and housing the Gledhill boiler supplying domestic hot water. Vent Axia heat recovery unit and washer/dryer. A feature glazed panelled door leads to the living room.

LIVING ROOM:

A really bright and welcoming room courtesy of the extensive dual aspect glazing with two separate double glazed French doors that open onto enclosed terraces. There is an ever-changing outlook to the street scene below. A feature glazed paneled double door leads to the kitchen.

KITCHEN:

With an electric opening double-glazed window. Excellent range of contemporary soft white fitted units with contrasting laminate worktops and matching splashback up-stand incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with stainless steel chimney extractor hood over and modern glass splashback, waist-level oven and concealed fridge and freezer. Ceiling spot light fitting, and tiled floor.

MASTER BEDROOM:

A lovely well-proportioned double bedroom. Double glazed window, walk-in wardrobe with auto-light, ample hanging space and shelving. Door to en-suite.

ENSUITE

Modern white suite comprising; back-to-the wall WC with concealed cistern, vanity wash-basin with under sink cupboard and mirror with integral light positioned over. Level access, walk-in shower with both raindrop and conventional shower attachments. Emergency pull cord, heated ladder radiator, ceiling spot light fitting. Extensively tiled walls and fully tiled floor,

BEDROOM TWO:

Another very good-sized double bedroom with a double-glazed window.

SHOWER ROOM:

Modern white suite comprising; back-to-the wall WC with concealed cistern, vanity wash-basin with under sink cupboard and mirror with integral light positioned over. Large shower enclosure with glazed door, emergency pull cord, heated ladder radiator, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

SERVICE CHARGE

- Cleaning of communal 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

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. To find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,475.43 per annum (for financial year ending 30/06/2024)

LEASE INFORMATION

Lease Length: 999 years from 2016
Ground Rent: £495 per annum
Ground Rent Review: January 2031

SERVICES

Mains water and electricity, electric room heating, mains drainage.
Broadband - Gfast Fibre Broadband available.

