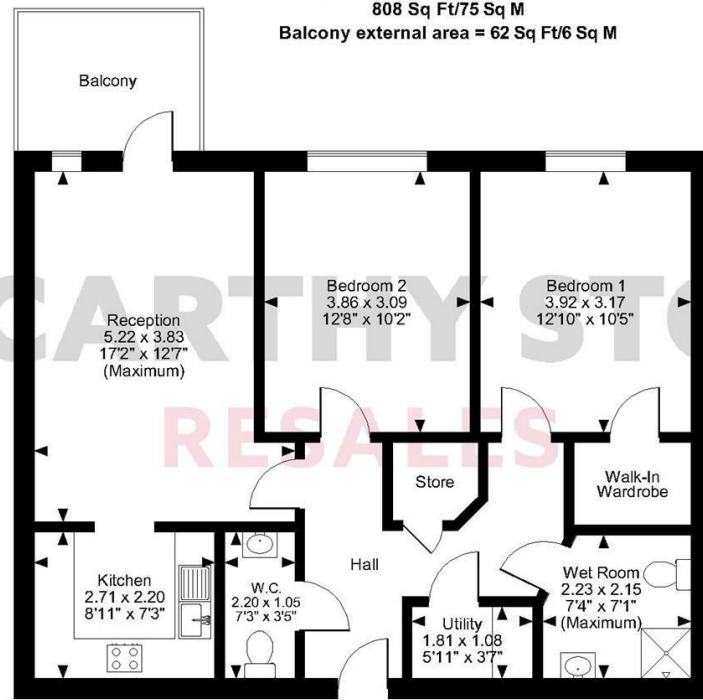
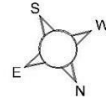
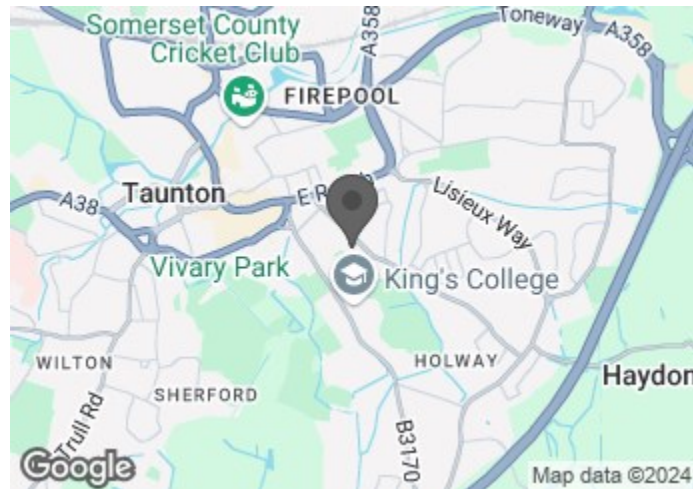


Kingfisher Court, South Street, Taunton, Somerset
 Approximate Gross Internal Area
 808 Sq Ft/75 Sq M
 Balcony external area = 62 Sq Ft/6 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	90
(81-91) B		
(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**

**38 KINGFISHER COURT
 SOUTH STREET, TAUNTON, TA1 3GH**



Located on the first floor of this beautiful retirement development, is this two bedroom apartment with walk out balcony overlooking the playing fields. No.38 has the huge benefit of it's own parking space and close access to the lift that serves all floors including the stunning bistro and homeowners lounge on the ground floor.

On Site Restaurant* *Energy Efficient* *Pet Friendly

ASKING PRICE £360,000 LEASEHOLD

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

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

KINGFISHER COURT, SOUTH STREET, TAUNTON

KINGFISHER COURT

Located on South Street, this development of retirement properties in Taunton consists of 62 apartments, with each providing good access to the local facilities and amenities of central Taunton. Even though our retirement properties in Taunton offer you the perfect opportunity to downsize, you'll never feel like you're making any sacrifices. This is because, on the development, you'll find everything you could possibly need to enjoy a full and active retirement. This includes a bistro and a communal lounge that will regularly host events. There is also a guest suite for when family and friends come to stay, and pets are more than welcome.

All of our retirement Living PLUS properties are built specifically with the over-70s in mind. They allow homeowners to live independently while also providing tailored help and support. Each homeowner at our retirement properties in Taunton can choose the help they'd like, too. Whether that's help with grocery shopping, hoovering or cleaning is entirely their choice.

It's so easy to make new friends and to lead a busy and fulfilled life at Kingfisher Court; there are always plenty of regular activities to choose from. 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 LOCAL AREA

Central Taunton is part of the annual West Country Carnival circuit and hosts the Taunton Flower Show. Within Taunton, you'll also find the Eat Wellington Food and Drink Festival, and Fake Festival, which is home to some of the UK's most popular cover bands. In the evenings, you'll find plenty of opportunities to enjoy some local theatre, arts and culture. The Brewhouse Theatre & Arts Centre stages regular and varied performances throughout the year, while Tacchi-Morris Arts Centre hosts theatre, dance and comedy shows, as well as a range of performances from schools and colleges. If you're keen to take up a new hobby in your golden years, then you'll also find community classes here and at the Creative Innovation Centre in the town centre. Sports fans are well catered for as well. Taunton is home to Somerset County Cricket Club and occasionally hosts the England men's and women's national teams. The town also contains a rugby union club, a rugby league club and a football club. Elsewhere, Taunton Racecourse is only two miles away from the centre of Taunton.

NO.38

This beautifully presented two bedroom apartment has only been occupied since the end of 2022, when it was sold as brand new. The apartment occupies a first floor position, with lift access to all floors. The accommodation comprises a stylish kitchen with integrated appliances, sitting/dining room with walk out balcony overlooking the playing fields, walk in airing cupboard with washer/dryer, two double bedrooms (master with walk in wardrobe), shower room, plus a further cloakroom.

ENTRANCE HALL:

A generous size entrance hall with solid Oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord. Walk-in utility cupboard with washer/dryer, light, shelving, Gledhill boiler supplying hot water and 'Vent Axia' heat exchange unit. Further storage cupboard.

CLOAKROOM:

A modern facility with white sanitary ware comprising; a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard below and work surface over, mirror with integral light above.

LIVING ROOM:

A very light and airy living room with triple glazed window and door opening to a lovely walk out balcony overlooking the playing fields. Telephone and TV points.

KITCHEN:

Luxury soft white gloss-fronted fitted units with under unit lighting, contrasting worktops with matching upstands and incorporating an inset sink/drain unit. Comprehensive range of integrated appliances comprise; a four-ringed hob with a contemporary glass splash panel and stainless steel extractor hood over, waist-level oven, integrated dishwasher and concealed fridge and freezer.

MASTER BEDROOM:

Triple glazed window. Walk in wardrobe with hanging and shelving space. Emergency pull cord.

SHOWER ROOM:

A modern facility with white sanitary ware comprising; easy-access walk-in shower, a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard units to sides and work surface over, mirror with integral light above. Ladder radiator, ceiling spot lights, emergency pull cord and extensively tiled walls and floor.

BEDROOM TWO:

A further double bedroom currently used as a separate dining room, with triple glazed window and emergency pull cord.

PARKING:

No.38 has a privately owned parking space.

LEASE:

999 Years from the 1st Jan 2022
Ground rent: £510 per annum
Ground rent review: 1st Jan 2037

SERVICE CHARGE (BREAKDOWN)

- The cost of the excellent, on site 24/7, Estates Team
- One-hour of domestic support per week
- The running costs of the on site Bistro
- 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

2 BED | £360,000

- 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. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service Charge: £12,391.42 per annum (for financial year ending 28/02/2025)

ADDITIONAL INFORMATION & SERVICES

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

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

CARE & SUPPORT

The personal care services available at Kingfisher Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

