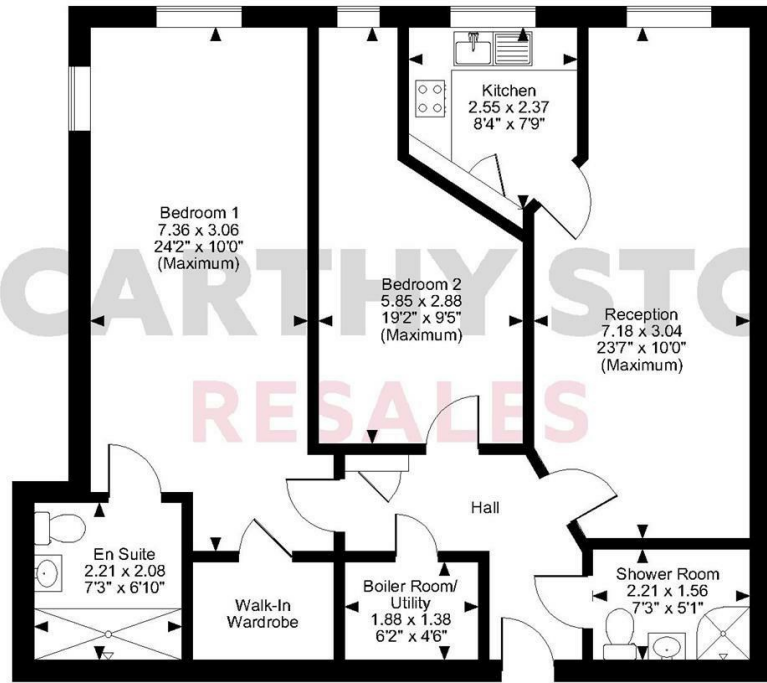
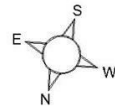


Blake Court, Northgate, Bridgwater
Approximate Gross Internal Area
907 Sq Ft/84 Sq M



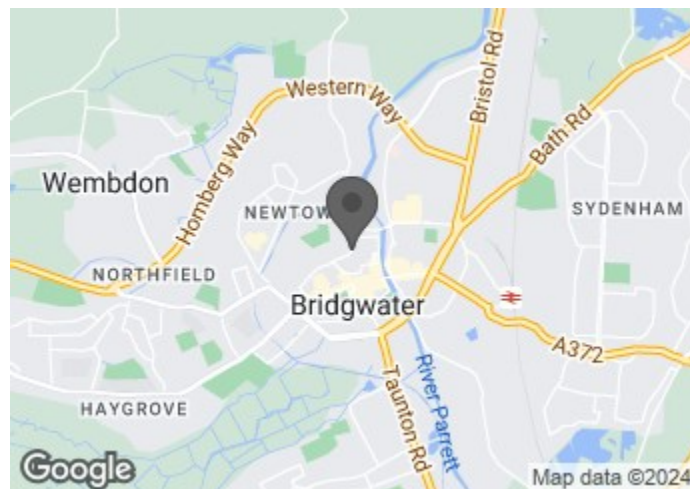
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

31 BLAKE COURT NORTHGATE, BRIDGWATER, TA6 3FH



COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Located on the second floor of this stunning retirement development, is this two bedroom apartment that has the huge benefit of it's own parking space. The lift service is within close proximity, making the fabulous communal facilities easily accessible.

Energy Efficient *Pet Friendly*

ASKING PRICE £240,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

BLAKE COURT, NORTHGATE, BRIDGWATER

INTRODUCTION:

Constructed by multi award-winning McCarthy Stone in 2016, Blake Court offers a fantastic independent living opportunity in this 'Retirement Living' development for those aged over 60. Blake Court 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. 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.

ENTRANCE HALL:

With a solid oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners 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 large double glazed window with an ever-changing outlook to the street scene below, full length curtains included. Feature fireplace with inset coal effect electric fire creates a lovely focal point. A feature glazed paneled door leads to the kitchen.

KITCHEN:

Double-glazed window with fitted blind. 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, dual aspect double bedroom with two double glazed windows with full length curtains. Walk-in wardrobe with auto-light, ample hanging space and shelving. Door to en-suite.

EN-SUITE

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 with fitted blind.

SHOWER ROOM:

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

PARKING

No.31 has the huge benefit of it's own parking space.

SERVICE CHARGE

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. 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

2 BED | £240,000

30/06/2024)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

LEASE INFORMATION

Lease Length: 999 years from January 2016

Ground Rent: £495 per annum

Ground Rent Review date: January 2031

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.

SERVICES

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

