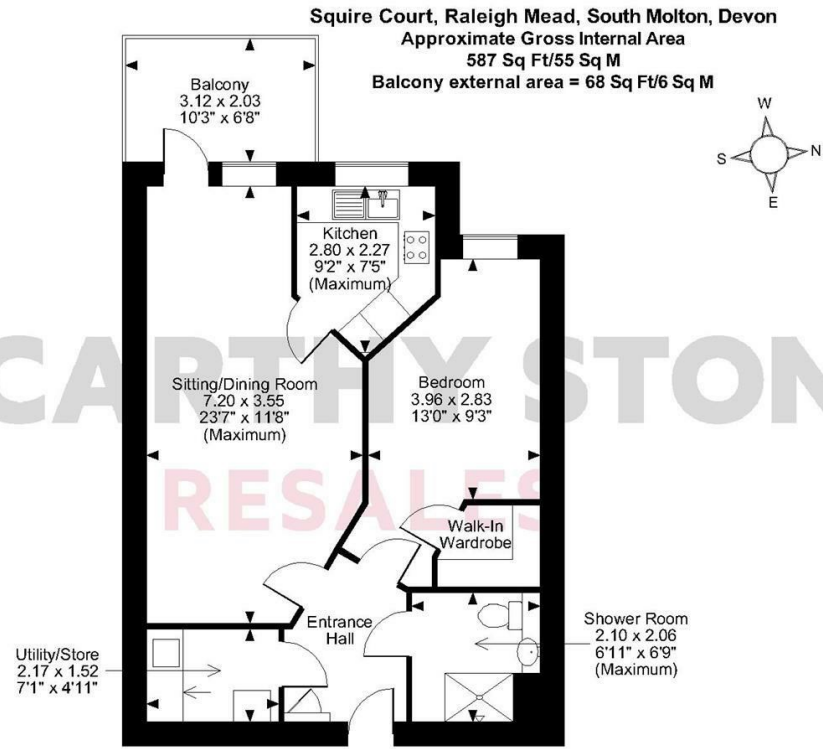


McCARTHY STONE RESALES

32 SQUIRE COURT RALEIGH MEAD, SOUTH MOLTON, EX36 4FL



Second Floor

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: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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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Very well presented top floor retirement apartment with walk out balcony overlooking the beautiful landscaped communal gardens. Lift access to all floors allows all the fantastic facilities this stunning development offers to be easily accessible.

Energy Efficient *Pet Friendly*

ASKING PRICE £210,000 LEASEHOLD

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

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

SQUIRE COURT, RALEIGH MEAD, SOUTH MOLTON

SQUIRE COURT

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 shower room with level access shower.

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 Homeowners, 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.

THE LOCAL AREA:

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.

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.

BALCONY:

A lovely place to sit out and enjoy the outlook over the beautiful, landscaped communal gardens.

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 appliances comprise; a four-ringed hob with glazed splashback and stainless steel chimney extractor hood over, waist height single oven, dishwasher and fridge and freezer. Tiled floor.

DOUBLE BEDROOM:

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

SHOWER ROOM:

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.

PARKING

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

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

1 BED | £210,000

- 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: £2,897.58 per annum (for financial year end 30/06/2025)

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).

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

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.

