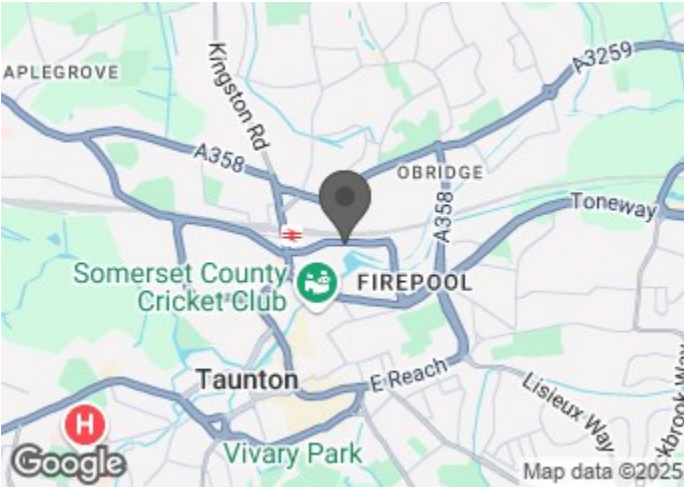


COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	87	87

42 LOCK HOUSE
KEEPER CLOSE, TAUNTON, TA1 1AX



Stunning, one bedroom penthouse apartment with largest balcony within the development! Beautiful views towards the canal and over the Town.
Energy Efficient *Pet Friendly*

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ASKING PRICE £299,000 LEASEHOLD

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LOCK HOUSE, KEEPER CLOSE, TAUNTON, SOMERSET, TA1 1AX

LOCK HOUSE

Lock House is a 'Retirement Living' development providing an independent living opportunity for those over 60 years of age with the day-to-day support provided by our excellent 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. The development enjoys excellent communal facilities including a fantastic homeowners lounge, a communal rooftop terrace and fantastic gym for homeowners to enjoy. There are also landscaped gardens and a decked terrace. There is also a super guest suite for visiting family and friends for which a small charge per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Lock House; there are always plenty of activities to choose from bringing neighbours and friends together on a regular basis. Whilst there is something for everyone there is certainly no obligation to participate and home owners can throw themselves in to every activity or social gathering, or equally remain at private as they wish.

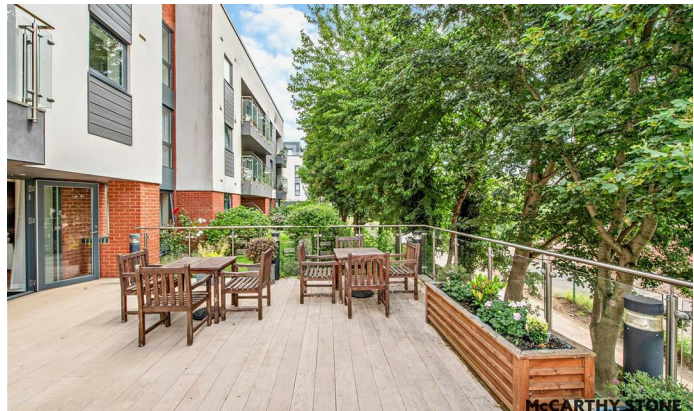
THE LOCAL AREA

Lock House occupies an excellent location with plenty of amenities close by including the Orchard Shopping Centre and Morrisons,. This is very much an 'up and coming' area of Town with a vibrant local community and an eclectic choice of local shops, cafes bars and restaurants.. Taunton Station is only 0.2 miles away with regular train service to Bristol, Penzance, London, Cardiff and more - perfect for a day out. For a leisurely stroll, the scenic Victoria Park is 0.6 miles away in the heart of this thriving County Capital Town.

With so much to see and do, Taunton is a perfect location for you to enjoy your retirement. A county town with a rich and interesting history, it offers the best of modern amenities whilst being a short bus or car journey away from the beautiful Quantock Hills. This welcoming and friendly town hosts a wide range of events all year round including the popular Taunton Flower Show, The Rural Living Show and is the birthplace of Taste of the West. It is also home to the ever popular Somerset County Cricket Club.

NO.42

No.42 is a beautifully presented top floor apartment with stunning panoramic views from the largest balcony in the development! The accommodation comprises a modern fitted kitchen with integrated appliances, dual aspect living toom with access out on to the large balcony, double bedroom with walk in wardrobe and shower room with walk in shower.



ENTRANCE HALL

Having a solid Oak-veneered entrance door with spy-hole. Security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord. Useful utility cupboard with light, shelving, Gledhill boiler supplying hot water, 'Vent Axia' heat exchange unit and automatic washer/dryer. Feature glazed panelled door to Living Room.

LIVING ROOM

Dual aspect living room with a double-glazed French door opening on to the large wrap around balcony. Four further windows located in the corner of the room make this a light and bright room. A feature glazed panelled door leads to the kitchen.

BALCONY

This apartments balcony is the largest within the development and wraps around the apartment offering stunning panoramic views towards the canal and over the town.

KITCHEN

Electronically operated double-glazed window. Superb range of soft white gloss-fronted fitted units with under unit lighting, contrasting worktops and matching upstands incorporating a stainless steel inset sink unit. Comprehensive integrated appliances comprise; a four-ringed hob with a contemporary glass splashpanel and stainless steel chimney hood over, waist-level oven and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

DOUBLE BEDROOM

Double-glazed full length window. Large walk-in wardrobe with auto-light, hanging rails and shelving.

SHOWER ROOM

White suite comprising; walk in shower with both 'Raindrop' and conventional shower heads, a back-to-the wall WC, vanity wash-basin with cupboard unit below and work surface and mirror with integral light above. Ladder radiator, emergency pull cord, ceiling spot lights, extensively tiled walls and tiled floor.

PARKING

No.42 has its own allocated 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



1 BED | £299,000

- 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: £2,707.65 per annum (for financial year ending 30/06/2026)

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

Ground Rent: £425 per annum
Ground Rent Review Date: January 2032
Lease 999 Years from January 2017

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.

