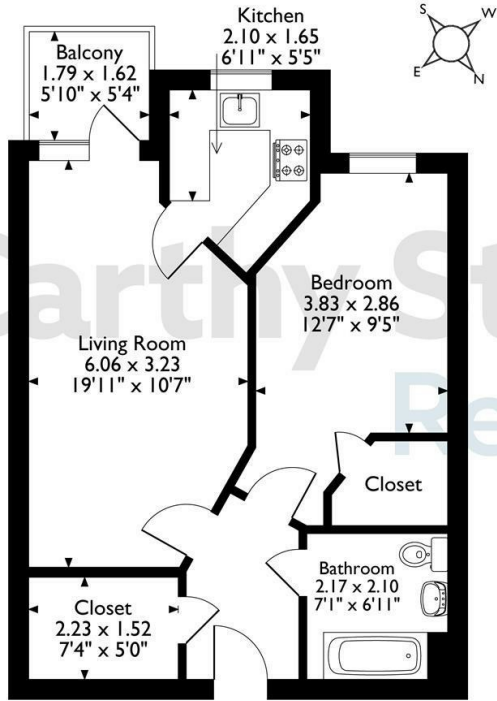


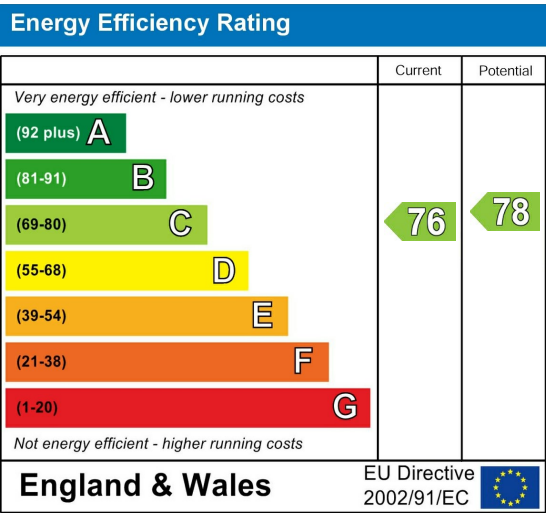
55, Middleton Court, Picton Avenue, Porthcawl
Approximate Gross Internal Area
50 Sq M/538 Sq Ft



Third Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: E



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55 Middleton Court

Picton Avenue, Porthcawl, CF36 3BF



Asking price £215,000 Leasehold

This THIRD FLOOR ONE BEDROOM RETIREMENT APARTMENT is VERY WELL PRESENTED, WITH WALK OUT BALCONY AND LOOKING OUT TO THE SEA, with good access to all the local amenities.

Underfloor heating with each room being individually thermostatically controlled.

Call us on 0345 556 4104 to find out more.

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Picton Avenue, Porthcawl

Middleton Court (paragraph)

Constructed in mid-2013 to a contemporary style by renowned retirement home specialists McCarthy Stone and occupying a very convenient position close to the Esplanade, shops and bus routes, Middleton Court provides a fantastic lifestyle living opportunity for the over 60's. A 'retirement living' development designed for independent living with the peace-of-mind provided by 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. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

The property enjoys excellent communal facilities including a super homeowners lounge, scooter store and landscaped gardens.

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 verbal link to the main development entrance door. Emergency pull cord, walk-in boiler cupboard with light housing the Gledhill boiler supplying domestic hot water. Concealed 'Vent Axia' exchange unit.

Lounge

A welcoming lounge with room for a small dining table and chairs, with a double-glazed patio door and side window opening to a walk out balcony.

Kitchen

With a double-glazed window, range of 'maple' effect

fitted wall and base units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with stainless steel chimney extractor hood over, high level single oven and concealed fridge and freezer, partially tiled walls, tiled floor and ceiling spot light fitting.

Bedroom

A well-proportioned double bedroom with a double glazed window and a walk-in wardrobe with light, hanging rails and shelving.

Bathroom

Modern bathroom with a white suite comprising of a traditional bath with over head shower fitting and mixer tap with a glazed shower screen and handrail fitted to wall, with a close-coupled WC, vanity wash-hand basin with under sink cupboards and mirror, light and shaver point above. Fully tiled walls and floor, electrically heated towel rail and ceiling spot light fitting.

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

1 Bed | £215,000

24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Please contact your Property Consultant or House Manager for further details.

Annual Service Charge: £3,033.48 for financial year ending 31/03/2026

Car Parking

Car parking is available with a yearly permit at a charge of around £250 per annum.

Leasehold

125 Years from 1st Jan 2013
Ground rent £425 per annum
Ground rent review: 1st Jan 2028

Additional Information & Services

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

