



McCarthy & Stone
RESALES



11 Lock House Keeper Close, Taunton, TA1 1AX
Asking price £225,000 Leasehold

For further details
please call 0345 556 4104

11 Lock House Keeper Close, Taunton, TA1 1AX

A LARGE ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH CARPARKING SPACE

INTRODUCTION:

Lock House occupies an excellent location with plenty of amenities close by including the Orchard Shopping Centre and Morrisons, Taunton Station is just 0.2 miles away with trains 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. This is very much an 'up and coming' area of Town with a vibrant local community and a considerable choice of local shops, cafes bars and restaurants.

This one bedroom apartment is situated on the first floor in a great position overlooking the development entrance with plenty of day-to-day activity to provide interest. The apartment offers bright and welcoming accommodation presented in pristine order throughout. The Living Room has double glazed French door opening onto a Juliette balcony, the quality kitchen has a host of integrated appliances, virtually unused. The excellent double bedroom with walk-in wardrobe also enjoys a deep window. The apartment also boasts a utility cupboard with washer/dryer and a fantastic wetroom. The apartment also has the benefit of an allocated parking space.

Lock House is a 'Retirement Living' development providing an independent living opportunity for those over 60 years of age with the peace-of-mind provided by the day-to-day support of our excellent House Manager whose 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 a decked terrace. There is also a super guest suite widely used by visiting family and friends for which a small charge of £25 per night applies.

There is a variety of regular activities to choose from including; coffee mornings, film nights and themed events.

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.

ENTRANCE HALL:

With space for typical hall furniture and 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. 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:

Of a good size and an especially welcoming, bright and airy room with a double-glazed French door and side panel opening onto the Juliette balcony. The outlook provides a constantly changing aspect of the development entrance, railway and active street scene below. Focal point fireplace with an inset electric fire, dimplex heater. A feature glazed panelled door leads to the kitchen.

KITCHEN:

Electrically operated double-glazed window. Quality range of soft white gloss fronted fitted units with under unit lighting with contrasting worktops and matching upstands and 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.

BEDROOM:

An excellent double bedroom with a full-height double-glazed window. Large walk-in wardrobe with auto-light, hanging rails and shelving and with a separate shallow cupboard with meters. .Dimplex heater.

WETROOM:

A modern wetroom facility with a white suite comprising; a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror with integral light above, easy-access walk-in shower with both 'Raindrop' and conventional shower heads, ladder radiator, electric wall heater, emergency pull cord, ceiling spot lights, extensively tiled walls and tiled floor.

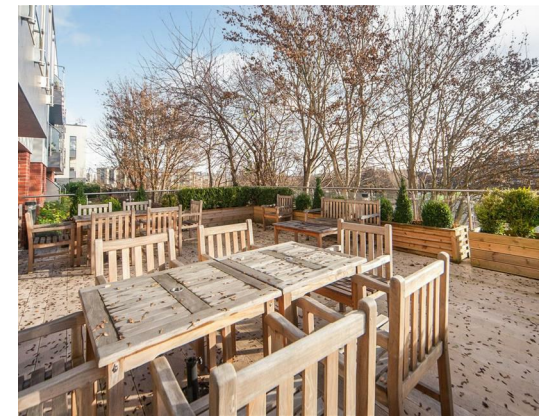
LEASEHOLD

£425 Ground Rent
999 Years from 2017

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 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.







Floor Plan

Total floor area 58.0 sq. m. (624 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



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			
England & Wales		EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

