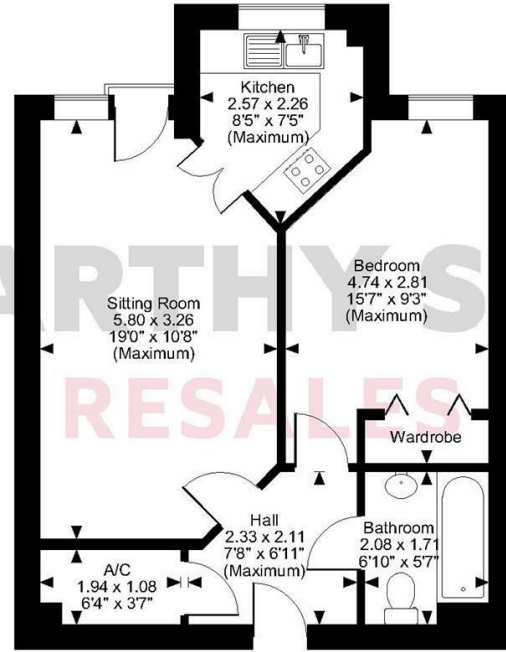
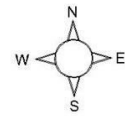


Coleridge Court, Coleridge Vale Road North, Clevedon,
Approximate Gross Internal Area
495 Sq Ft/46 Sq M



First 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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McCARTHY STONE RESALES

15 COLERIDGE COURT COLERIDGE VALE ROAD NORTH, CLEVEDON, BS21 6FL



COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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.



Beautifully presented first floor, one bedroom retirement apartment, living room with Juliet balcony. Situated in this beautiful, energy efficient development with beautiful homeowners lounge, communal gardens, laundry room and mobility scooter store, all easily accessible via the lift service.

ASKING PRICE £200,000 LEASEHOLD

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

COLERIDGE COURT, CLEVEDON, BS21 6FL

1 BED | £200,000

INTRODUCTION:

Coleridge Court in Clevedon is a McCarthy Stone development specifically designed for the over 60's wishing to live independently but enjoying the benefit of your own home, free from worries about external maintenance but with added support and security providing beneficial peace-of mind for both Home Owners and family alike.

There is a dedicated House Manager on site during working hours to oversee the smooth running of the development. A 24 hour careline is a comforting feature and the development has a camera door entry.

The communal facilities include an excellent homeowners' lounge which is a great place to socialise with fellow home owners and friends and to enjoy the many regular activities that take place. Although, quite naturally, there is no obligation to join in and Home Owners can retain as much privacy as they wish.

Visiting family and friends can extend their stay and be accommodated in the lovely Guest Suite for a very small nightly charge.

There are landscaped gardens abutting the Land Yeo River that provide a peaceful distraction on a warm day.

Coleridge Court just couldn't be any more conveniently situated to local amenities including shops, supermarkets, cafe's bars and restaurants. The seafront, Salthouse Fields, Marine Lake and the starting point of some lovely coastal walks are less than a mile away.

ENTRANCE HALL

With a solid entrance door having a security 'spy-hole'. Excellent built-in store cupboard with boiler supplying domestic hot water and the Vent Axia Unit. Illuminated light switches, security entry system providing a visual and audio link to the main development entrance door. Emergency pull cord.

LIVING ROOM:

A comfortable and homely room with a double-glazed door with side panel opening to a Juliet balcony. TV and BT points, raised electric power sockets. Skirting heating system leaves wall space free. Feature glazed panelled double doors lead to the kitchen.

KITCHEN

With a double-glazed window. An excellent range of 'maple effect' fitted units with granite effect laminate worktops and matching splash panels incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with chimney extractor hood over, waist level built-in oven and concealed fridge and freezer.

DOUBLE BEDROOM:

With double glazed window. Built-in wardrobe with hanging rail, shelving and mirror fronted doors. Skirting heating, raised power points. TV and BT points.

BATHROOM:

Having a modern white suite comprising; panelled bath with shower above, WC, vanity wash-hand basin with under-sink storage and mirror, strip light and shaver point above. Fully tiled walls, heated towel rail and emergency pull cord.

PARKING:

Parking is free of charge and on a first-come, first-served basis. There is ample on-street parking immediately outside the development.

SERVICE CHARGE

The service charge includes -

- Cleaning of exterior windows and exterior of apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- The excellent House Manager who oversees the smooth running of the development
- 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.

Service Charge: £3,358.65 for financial year ending 28/02/2025.

LEASEHOLD

Lease 125 Years from the 1st June 2008

Ground Rent: £730.81 per annum

Ground Rent Review Date: June 2038

ADDITIONAL INFORMATION & SERVICES

- Standard Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

