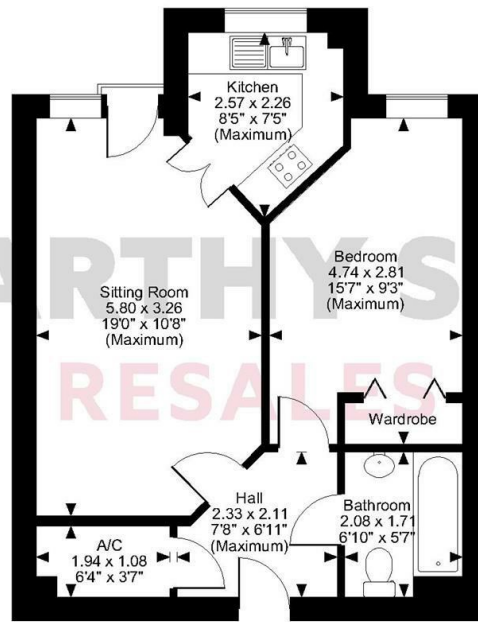
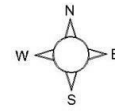


Coleridge Court, Coleridge Vale Road North, Clevedon,  
Approximate Gross Internal Area  
495 Sq Ft/46 Sq M



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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**COUNCIL TAX BAND: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>78</b>	<b>78</b>

**McCARTHY STONE**  
**RESALES**

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**McCARTHY STONE**  
**RESALES**

**15 COLERIDGE COURT**

COLERIDGE VALE ROAD NORTH, CLEVEDON, BS21 6FL



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.

\*Pet Friendly\* \*Energy Efficient\*

**PRICE REDUCTION**

**ASKING PRICE £189,950 LEASEHOLD**

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

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

# COLERIDGE COURT, CLEVEDON, BS21 6FL

# 1 BEDROOMS £189,950

## 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

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

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 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

## 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.

