



## 10 MORETON COURT, BIDEFORD, EX39 3TA

£125,000

A 1 double bedroom ground floor apartment situated within this assisted living development. The accommodation includes living room, fitted kitchen and wet room whilst residents also benefit from a range of on site facilities including communal lounge, activities room and gardens together with restaurant and hair salon – open to both residents and the general public.



Moreton Court is a modern retirement development catering for the over 55's. Designed to encourage maximum independence with care and support on site, complete with facilities including residents lounge, activities room, laundry & communal gardens together with on site hair salon and restaurant open to both residents and the public. The complex is staffed 24 hours a day whilst each apartment is equipped with a secure intercom telephone entry system together with emergency pull cord alarm system.

No10 is a spacious 1 bedroom ground floor apartment available on a 75% Shared Ownership basis with Sanctuary Housing. The property offers comfortable accommodation complete with 16' lounge/dining room, modern fitted kitchen, & wet room whilst having the benefit of electric under floor heating and a fresh air ventilation system. There are a number of off road parking bays to the front of the building, available first come, first served.

### Leasehold

75% shared ownership with Sanctuary Housing (no rent is payable on the remaining 25% share). The balance of a 99 year lease from February 2015 with a monthly Service Charge of £732.52 which includes "peace of mind" care, water and heating and contributes towards the buildings insurance & maintenance.

### Eligibility

Whether you currently have a care need or are simply planning for the future, if you are 55 or over and reside in, or have a family connection to the local area, you will be eligible for an apartment. More information at [www.sanctuary-supportedliving.co.uk/moreton-court](http://www.sanctuary-supportedliving.co.uk/moreton-court)

### Services

Mains electricity, water & drainage

### Energy Performance Certificate

C (81)

### Council Tax

'BAND B' (£1,865.00 per annum)

## 10 Moreton Court

Approx. 53.9 sq. metres (580.3 sq. feet)



Total area: approx. 53.9 sq. metres (580.3 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.