

SIMPLY GREEN

The Priory
Abbotskerswell



2 BEDROOM APARTMENT

- ◆CHAIN FREE
- ◆VILLAGE MANAGER
- ◆24 HOUR EMERGENCY CALL SYSTEM
- ◆2 BEDROOMS
- ◆SPACIOUS LOUNGE WITH BALCONY
- ◆STUNNING OUTLOOK
- ◆A RANGE OF AMENITIES
- ◆SHOWER ROOM AND UTILITY
- ◆ALLOCATED AND VISITOR PARKING
- ◆TENURE - LEASEHOLD

Charming Two-Bedroom Retirement Apartment in The Priory, Abbotskerswell. Set within the sought-after Priory retirement development in Abbotskerswell, this well-presented two-bedroom first floor apartment benefits from lift access offering a peaceful and secure living environment with stunning countryside views.

With two bedrooms, a lounge with balcony and far reaching viewings, modern kitchen with integrated appliances, shower suite and utility.

Nestled in a beautiful listed building with a village manager an emergency call system, extensive amenities and on site activities.



Accommodation

Charming Two-Bedroom Retirement Apartment in The Priory, Abbotskerswell Set within the sought-after Priory retirement development in Abbotskerswell, this well-presented two-bedroom apartment offers a peaceful and secure living environment with stunning countryside views.

This first floor apartment benefits from lift access.

Upon entering through a secure telecom entry system, there is a spacious hallway with doors giving access to all rooms. The property benefits from ample storage, electric radiators, smoke alarms, and a range of power points throughout.

The master bedroom features timber-framed sash windows with far-reaching views, a mirror-fronted wardrobe with shelving and hanging space, as well as TV and telephone points. The second bedroom also enjoys natural light from sash windows and provides a comfortable space for guests or additional use.

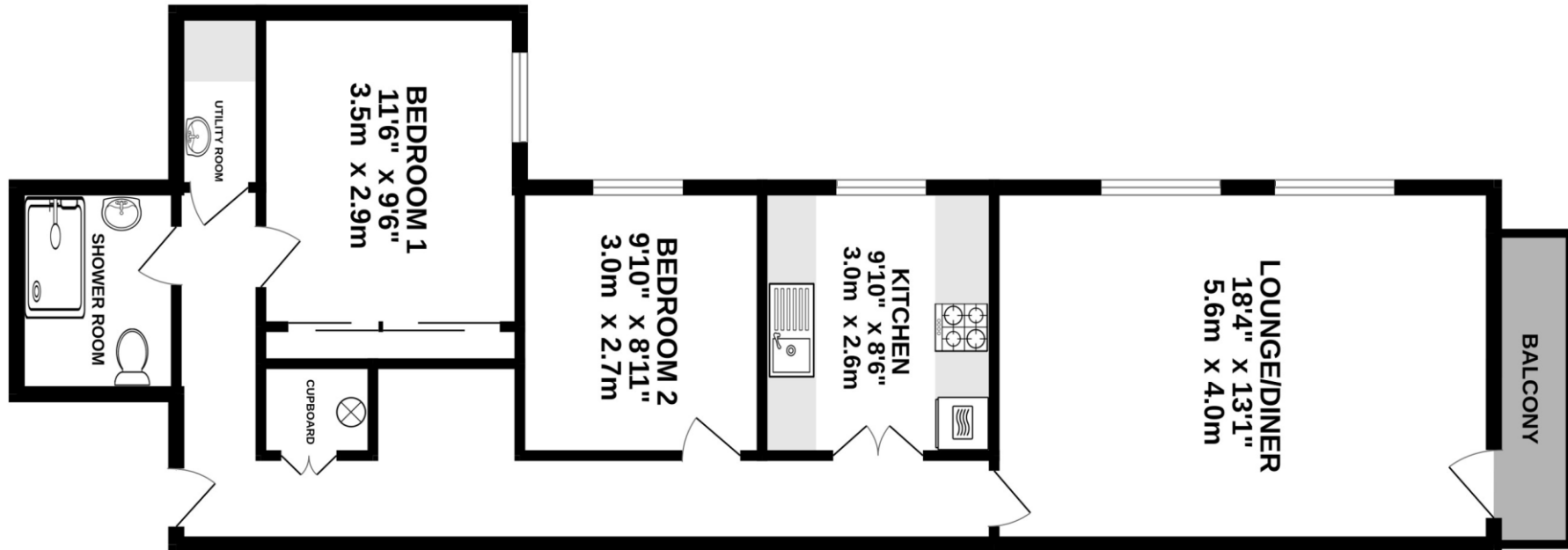
The modern bathroom is fitted with a white suite, including a walk-in shower with an electric shower unit, a low-level WC with a concealed cistern, and a pedestal washbasin with vanity storage below. A vanity mirror with LED lighting and a shaver point, chrome electric radiator, PVC panelled surrounds, extractor fan, and non-slip flooring complete this stylish space.



The spacious lounge enjoys dual-aspect timber-framed sash windows and a door leading onto a decked balcony with a wrought-iron balustrade perfect for enjoying the far-reaching countryside views. The room is complemented by electric radiators, an electric fire, feature wall lighting, TV and telephone points, and newly fitted carpets throughout. Residents of The Priory benefit from a range of on-site amenities, as well as beautifully maintained communal gardens and communal parking with the property also benefitting from an allocated parking space. With a 24 Hour emergency call alarm system, a guest suite as well as village allotments, a heated indoor swimming pool, hairdressers and library, complete with on site resident events and a mini bus service. This charming property offers a wonderful opportunity to enjoy a relaxed and independent retirement in a picturesque setting.



FLOORPLAN



GROUND FLOOR

The property is age restricted and purchasers must be aged 60 or older.

Service Charge: £9,404 per annum

Council Tax: £2,395 per annum (Tax Band D)

Lease Length: 261 years remaining

Owners of a Retirement Villages Lease are required to pay an assignment fee on re-sale of the property which is between 2% and 12.5% of the re-sale price of the property when it is re-sold depending on the terms of the lease.

ALL sales are subject to the purchasers undertaking a meeting with the General Manager for medical approval and to discuss and sign the key facts, FAQs & Financial Implications. This should take place prior to any memorandum of sale being sent.

Care services are available from external providers.

AT SIMPLY **GREEN**
WE WILL GIVE YOU TWO FREE
QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,
PERFECT IF YOU ARE WORKING
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
FACE TO FACE**



**WE WILL ALSO ARRANGE A
QUOTE FOR A SURVEY ON
YOUR ONWARD PURCHASE.
GIVING YOU PEACE OF MIND TO
MOVE FORWARD WITH NO
UNEXPECTED SURPRISES!**

CHALLENGE ANDREW!

A FREE MORTGAGE/FINANCIAL
REVIEW IS AVAILABLE TO YOU.

**IS YOUR CURRENT DEAL
REALLY THE BEST ONE
AVAILABLE?**

THIS FREE SERVICE COULD
SAVE YOU MONEY,
ON WHAT IS MOST LIKELY
YOUR BIGGEST
SPEND!



**AND AS FOR THE FINAL STEP,
WE CAN HELP THERE TOO.**

LET US ARRANGE
A QUOTE FOR
REMOVALS FROM A
LOCAL COMPANY

EPC: D

COUNCIL TAX BAND: D

TENURE: LEASEHOLD

For more information on this
house or to arrange a viewing
please call the office on:

01626 798440

Alternatively, you can scan
below to view all of the details
of this property online.



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