

## **2 Orchard Court**

**Orchard Road, Street, Somerset, BA16 0BA**



**PRICE: £89,950**

**Lease: 99 years from 1989**

### **Property Description:**

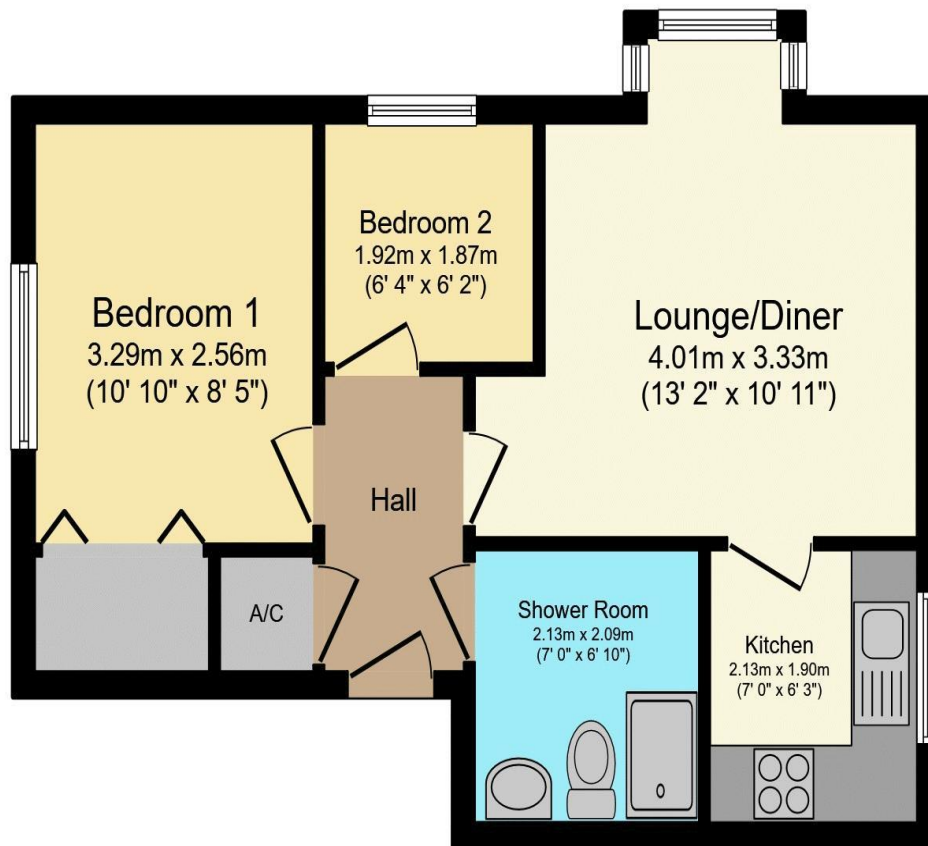
#### **A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR WITH VIEWS OF THE GARDEN**

Orchard Court was constructed by Secure Retirement and comprises 19 properties arranged over 3 floors. The part-time visiting Development Manager can be contacted from within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our property consultant if you require any information regarding Event Fees that may apply to this property.

24 hour emergency Appello call system  
Part-time Visiting Development Manager  
Minimum Age 55  
Service Charge £2534.71 Ground Rent  
£235.84  
Lease 99 years from 1989

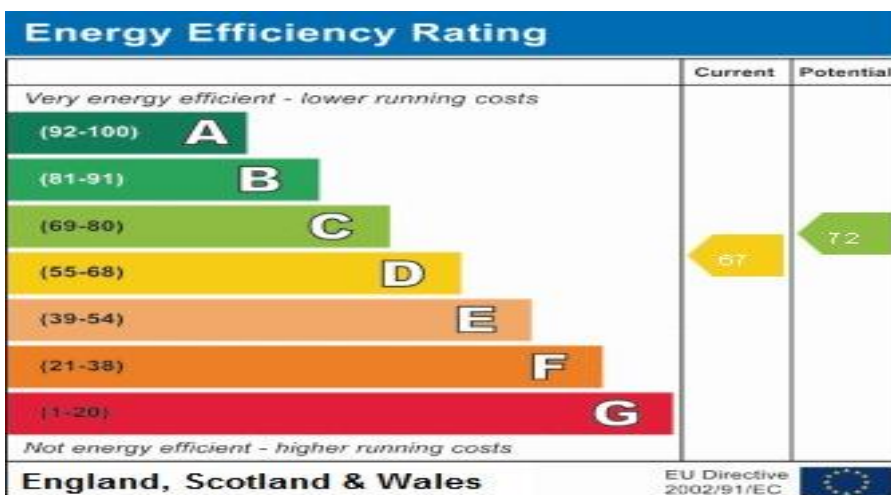


**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 40.4 m<sup>2</sup> (435 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).  
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**For Financial Year Ending:**

**30.09.25**

**Annual Ground Rent:**

**£235.84**

**Ground Rent Period Review:**

**Next Uplift 2031**

**Annual Service Charge:**

**£2534.71**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**0% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.