

4 Homebredy House

70 East Street, Bridport, Dorset, DT6 3NL



PRICE: £110,000

Lease: 125 years from 1987

Property Description:

A TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT

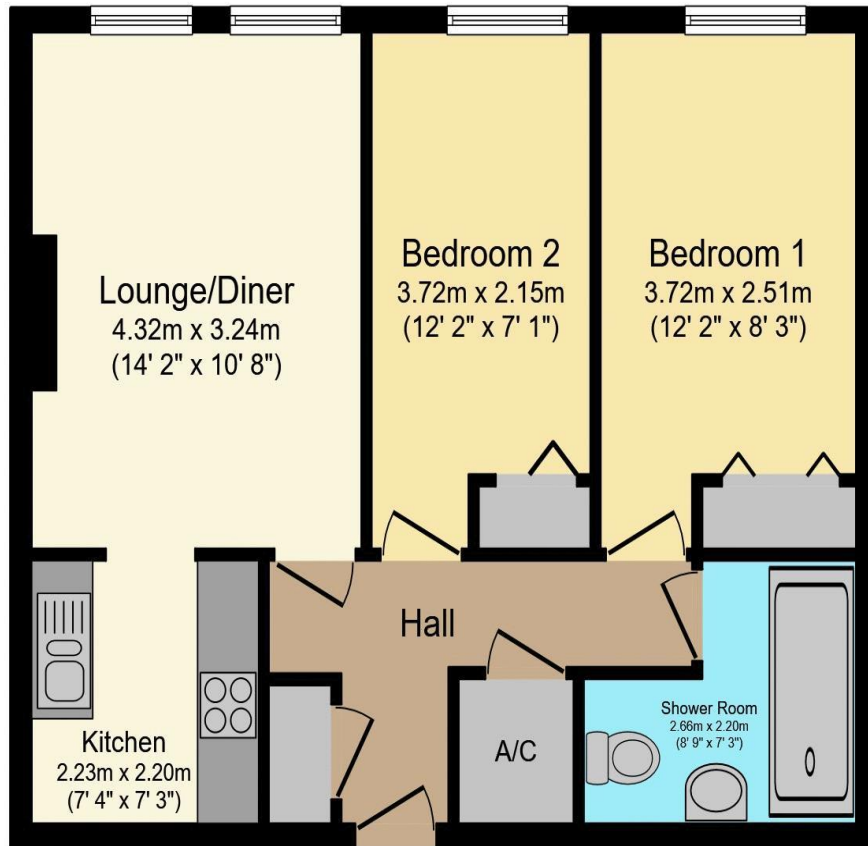
Homebredy House is situated in Bridport which is a market town within Dorset. It is part of the beautiful Jurassic Coast. Bridport itself has a vibrant arts and culture scene including a cinema, theatre and museum. This Development was constructed by McCarthy & Stone (Developments) Ltd and comprises 33 apartments arranged over 4 floors each served by lift and 5 cottages properties.

The resident Development Manager can be contacted from various points 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 60 years, or in the event of a couple, one must be over 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

- Residents' lounge
- Development Manager
- 24 hour emergency Appello call system
- Leasehold 125 year. Variable start date from 1987
- Minimum Age 60
- Market town location
- Lift to all floors
- Lease 125 years from 1987



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



Total floor area 53.6 m² (577 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/2025

Annual Ground Rent:

£549.80

Ground Rent Period Review:

2031

Annual Service Charge:

£4,911.94

Council Tax Band:

C

Event Fees:

1% Transfer

0% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

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Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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