

32 Longleat Court

Park Road, Frome, Somerset, BA11 1ED



PRICE: £165,000

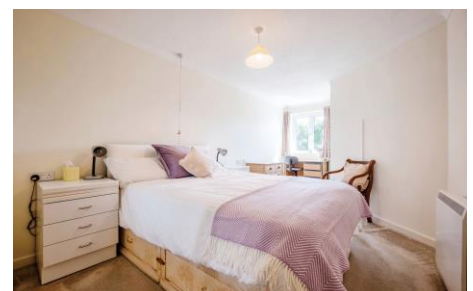
Lease: 125 years from 2000

Property Description:

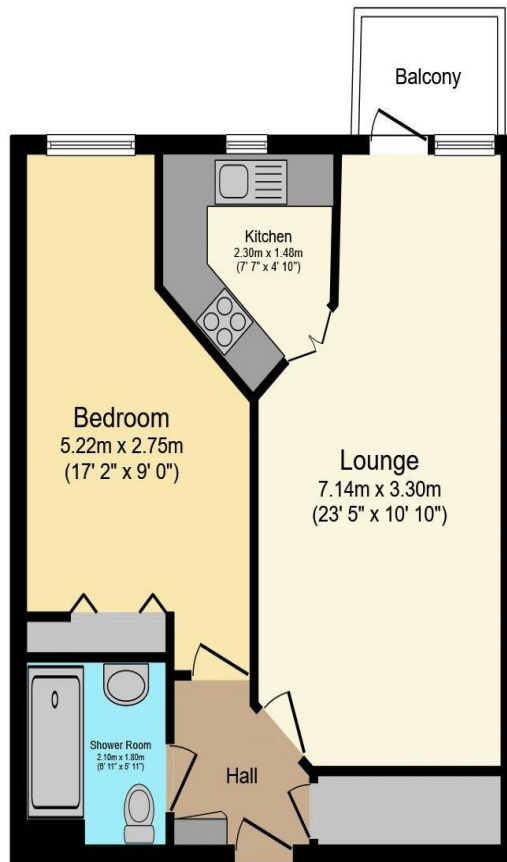
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR Longleat Court situated in the market town of Frome was constructed by McCarthy & Stone (Developments) Ltd. The development comprises 47 properties arranged over 4 floors served by a lift. The Development Manager can be contacted from various 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 60 years of age and in the event of a couple one must be over 60 and the other over 55. Please speak to our Property consultant if you require information regarding Event Fee that may apply to this property.

24 hour Emergency Appello call system
Development Manager
Communal Laundry and Residents Lounge
Communal Gardens and communal car park
Guest Suite

Lift
Minimum Age 60
Intercom entry
lease 125years from 2000



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



Total floor area 53.2 m² (572 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		84	87
(69-80) C			
(55-68) D			
(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:

31/08/24

Annual Ground Rent:

£723.84

Ground Rent Period Review:

Next Uplift 2044

Annual Service Charge:

£3,107.16

Council Tax Band:

A

Event Fees:

1% Transfer

1% 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.