

7 Wyvern Court, Somerset, TA18 7DE



Price: £90,000

Lease: 89 years and 3 months

A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT Wyvern Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 18 apartments and bungalows. The development has been designed for the active retired and each apartment has a door entry phone and there is the added security of the 24-hour emergency Appello call system in the event of an emergency. It is a condition of purchase that residents are 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.

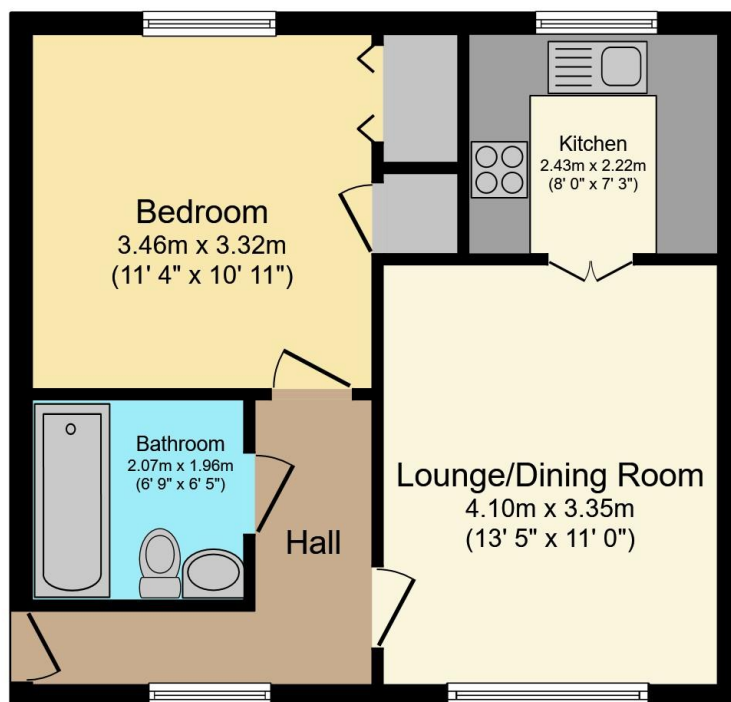
- 24 Hour Emergency Appello call System
- Communal Garden
- Residents car park and Visitor Parking
- Minimum Age 55
- Service Charge £2,648.68
- Ground rent £395.40
- Lease 125 years from 1990



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

Visit us at:

retirementhomesearch.co.uk



Total floor area 42.4 sq.m. (457 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending: 31.8.25

Annual Ground Rent: £395

Ground Rent Period Review: 2034

Annual Service Charge: £2648.68

Council Tax Band: B

Event Fees: 1% Transfer, 0% Contingency

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