



**Holmcroft Court, Charlton Road, Shepton Mallet, BA4 5FA**

**welcome to**

**Holmcroft Court, Charlton Road, Shepton Mallet**

An independent living retirement apartment benefiting from high specification finishes \*\* First Floor with Balcony Terrace \*\* 2 Double Bedrooms\*\* Large Living Dining Room\*\* Integrated Kitchen & Contemporary Shower Room\*\* With support at hand if required. SPECIFICALLY FOR THE OVER 55's.





## Holmcroft Court

### Entrance Hall

**Living Dining Room**  
10' 2" x 20' 1" ( 3.10m x 6.12m )

### Balcony Terrace

**Kitchen**  
7' 3" x 8' 3" ( 2.21m x 2.51m )

**Main Bedroom**  
9' 6" x 14' 5" ( 2.90m x 4.39m )

**Bedroom Two**  
9' x 19' 4" ( 2.74m x 5.89m )

**Bath & Shower Room**  
7' 11" x 9' 6" ( 2.41m x 2.90m )

### Parking & Communal Gardens

### Services

**Leasehold**  
Leasehold - Ground Rent £425.00 pa.  
125 Years from 2012

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). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Holmcroft Court Charlton Road, Shepton Mallet

- Immaculately Presented First Floor Apartment with Balcony Terrace
- Spacious Living Room & Kitchen with Integrated Appliances
- 2 Double Bedrooms \*\* Fitted Wardrobes to Main \*\* Underfloor Heating Throughout
- Conveniently located in Town Centre as well as East Access into Open Countryside
- House Manager \*\* 24 Hour Emergency CarelineLine
- \*\* Residents Lounge \*\* Laundry Room \*\* Guest Suite
- Independent Living Available to over 55's

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £225,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/WEL105910](https://allenandharris.co.uk/Property/WEL105910)



Property Ref:  
WEL105910 - 0005

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allen & harris



**01749 676067**



[Wells@allenandharris.co.uk](mailto:Wells@allenandharris.co.uk)



15 Sadler Street, WELLS, Somerset, BA5 2RR



**[allenandharris.co.uk](https://allenandharris.co.uk)**