









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.



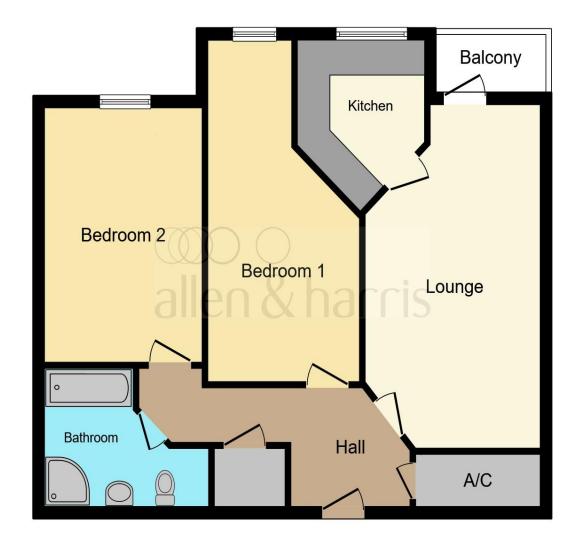












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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

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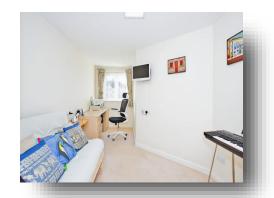
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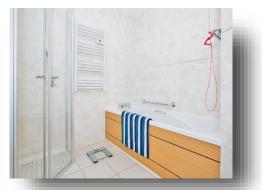
- Immaculately Presented First Floor Apartment with Balcony Terrace
- Spacious Living Room & Kitchen with Integrated Appliances
- 2 Double Bedrooms ** Fitted Wardrobes to Main ** Underfloor Heating Throughout
- Conveniently located in Town Centre as well as East Access into Open Countryside
- House Manager ** 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



Property Ref: WEL105910 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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