



McKinlays

Estate Agents

Built in 2014 by McCarthy Stone, Ellisfields Court stands out as a highly coveted development. Nestled in a tranquil location, it offers easy access to the town center. The beautiful landscaped gardens overlook Taunton Dean Cricket ground and neighbours Vivary Park. Tailored for independent living, this 'retirement living plus' community caters to those over 70, ensuring a worry-free lifestyle with dedicated staff and an Estate Manager.

The development boasts communal facilities like a homeowner's lounge, a restaurant with daily table-service lunch, laundry, scooter store and landscaped gardens, including a roof terrace. Direct access to Vivary Park serves as a convenient shortcut to town. Ellisfields Court is vibrant with regular activities, fostering a social environment for making new friends.

Residents receive one hour of weekly domestic assistance, and customizable care packages are available. Apartments feature a 24-hour emergency call facility and an intercom system. The development offers a guest suite for visitors at a nominal charge of Â£25 per night.

Enjoying a predominantly South-Westerly aspect, the development has stunning communal gardens and pond. Yearly parking permits, at Â£250, can be obtained (verify with the Estates Team). Quality Oak veneered internal doors and underfloor heating, coupled with an economic recovery system, enhance the overall comfort of the apartments.

Please look at the floorplan for dimension.

Further notes - Service charge includes:

â€¢Cleaning of communal windows and exterior of apartment windows

â€¢Water rates for communal areas and apartments

â€¢Electricity, heating, lighting and power to communal areas

â€¢24-hour emergency call system and 24/7 on site Estates Team

â€¢Upkeep of gardens and grounds

â€¢Repairs and maintenance to the interior and exterior communal areas

â€¢Contingency fund including internal and external redecoration of communal areas

â€¢Buildings insurance

â€¢The running costs of the restaurant (with a small additional cost payable per meal eaten in the restaurant)

â€¢One-hour of domestic support per week

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service Charge: Â£11,868.82 per annum (for financial year ending 30/09/2024).

LEASE INFORMATION:

Ground Rent: Â£510 per annum

Ground rent review date: Jan 2029

Lease Length: 125 years from Jan 2014.

McKinlays Taunton

42, Bridge Street, Taunton, Somerset, TA1 1UD
sales@mckinlaystaunton.co.uk | 441823339034
Website: <https://www.mckinlaystaunton.co.uk>



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| Energy Efficiency Rating | | Current | Potential |
|--|----------|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | 86 | 86 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  | |

Address:

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