



Symonds  
& Sampson

16 Meadow Court  
Bridport, Dorset



# 16 Meadow Court

Bridport  
Dorset  
DT6 3UW

An ideally positioned and well proportioned two-bedroom first floor apartment in Meadow Court, boasting fantastic countryside and river views.



- Retirement complex for the over 60's
- Beautifully presented throughout
- Delightful communal gardens
- Views over the river towards Asker Meadows

Guide Price £170,000

Leasehold

Bridport Sales  
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## THE DWELLING

Meadow Court is a highly regarded and conveniently located retirement complex for over-60s situated on the southeastern side of the town on a level walk to the town centre. This development of properties is in an enviable position next to Askers Meadows Nature Reserve with walks down the river Asker. This apartment is in an enviable location within the block, with views over the river and Asker Meadows.

## ACCOMMODATION

The apartment has been improved and modernised under the current ownership, and is conventionally arranged around a central hallway, with the living accommodation positioned to the rear of the property making the most of the open views. The kitchen is fitted with a range of floor and wall mounted cupboards with an integrated electric oven and hob and space for additional appliances. The living room is also positioned to the rear, with a large window which allows for natural light and taking in the views over the river. There are two bedrooms, the principal being a generous double. Both bedrooms are served by a modern

shower room comprising a large walk-in shower and a wc and sink unit with built-in storage.

## OUTSIDE

The apartment is accessed by a shared pathway through the pretty communal gardens.

## SITUATION

The property is a short walk to the main street of Bridport. Bridport is a bustling and vibrant market town which has a history of rope making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

## DIRECTIONS

What3words- ///fixated.jokers.valuables

## SERVICES

The retirement apartments have a full time residents estate manager and there is a 24 hour call alarm system within the flat.

Mains, electricity, water and drainage. Electric heating.

Broadband: Superfast broadband is available.

Mobile phone coverage: Network coverage is good indoors and good outdoors.

Dorset Council: 01305 251010

Council Tax Band: B

EPC: C

## MATERIAL INFORMATION

Leasehold. 99 years from 20 July 1987. Peppercorn ground rent and a service charge of £243.77 per month. We understand that the lease can be extended at the cost of £700 plus VAT.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(81-91) A			
(61-80) B			
(41-60) C			
(21-40) D			
(9-20) E			
(1-8) F			
0 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Meadow Court, Bridport

Approximate Area = 573 sq ft / 53 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Symonds & Sampson. REF: 833570



Bridport/DME/050324REV



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