

A photograph of a modern three-story brick house with a balcony and a garden. The house is made of light-colored bricks and has white-framed windows and doors. A balcony with a black metal railing is visible on the upper floor. The ground floor features a large glass door that is open, revealing a bright interior with a sofa and cushions. To the left of the door is a potted plant with pink flowers. To the right is a large, dark-colored planter box filled with various green plants and flowers. A paved path leads from the garden towards the house. The sky is blue with some clouds.

Symonds
& Sampson

Gordon Court

Flood Lane, Bridport, Dorset

Gordon Court

Flood Lane
Bridport
Dorset
DT6 3FZ

A beautifully presented ground floor retirement apartment with a private patio situated in the popular Gordon Court development.



- Two bedroom ground floor retirement apartment
 - Private patio and communal gardens
 - Homeowners communal lounge
 - Close to Bridport towns amenities
 - Guest suite for visitors
 - House manager

Offers in Region Of **£250,000**

Leasehold

Bridport Sales
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bridport@symondsandsampson.co.uk



THE DWELLING

Gordon Court is a modern retirement development for the over-60's, situated on the edge of Bridport town. The development offers stylish and contemporary facilities including a communal lounge, guest suite and delightful landscaped gardens. There is a 24/7 emergency call system and an on-site House Manager during office hours offering support when needed. A sense of community is provided with regular activities available but with no obligation to participate. This two bedroom apartment is conveniently situated on the ground floor, with access onto a patio and close to the communal areas and is offered for sale with no onward chain.

ACCOMMODATION

The apartment is arranged around a generous entrance hallway, with a large coat cupboard and utility cupboard. The living/dining room is to the right hand side, with a door onto a private patio and opens into the contemporary kitchen which is fitted with a comprehensive range of wall and base units with integrated appliances including an electric oven and hob and fridge/freezer. There are two bedrooms, the principal of which benefitting from a large walk-in wardrobe. The modern shower room is fitted with a white suite comprising of a large walk-in shower, wc and sink.

OUTSIDE

There is a patio area adjoining the living room, and delightful communal gardens and a large terrace area. It is understood that there is parking and extra storage available for an additional charge.

SERVICES

Mains water, electricity and drainage. Electric heating. Broadband: Ultrafast broadband is available. Mobile phone coverage: Network coverage is mostly limited indoors and good outdoors. (<https://www.ofcom.org.uk>) Dorset Council: 01305 251010 Council Tax band: D

SITUATION

Bridport 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. Commuting links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3Words///schools.regulates.bands

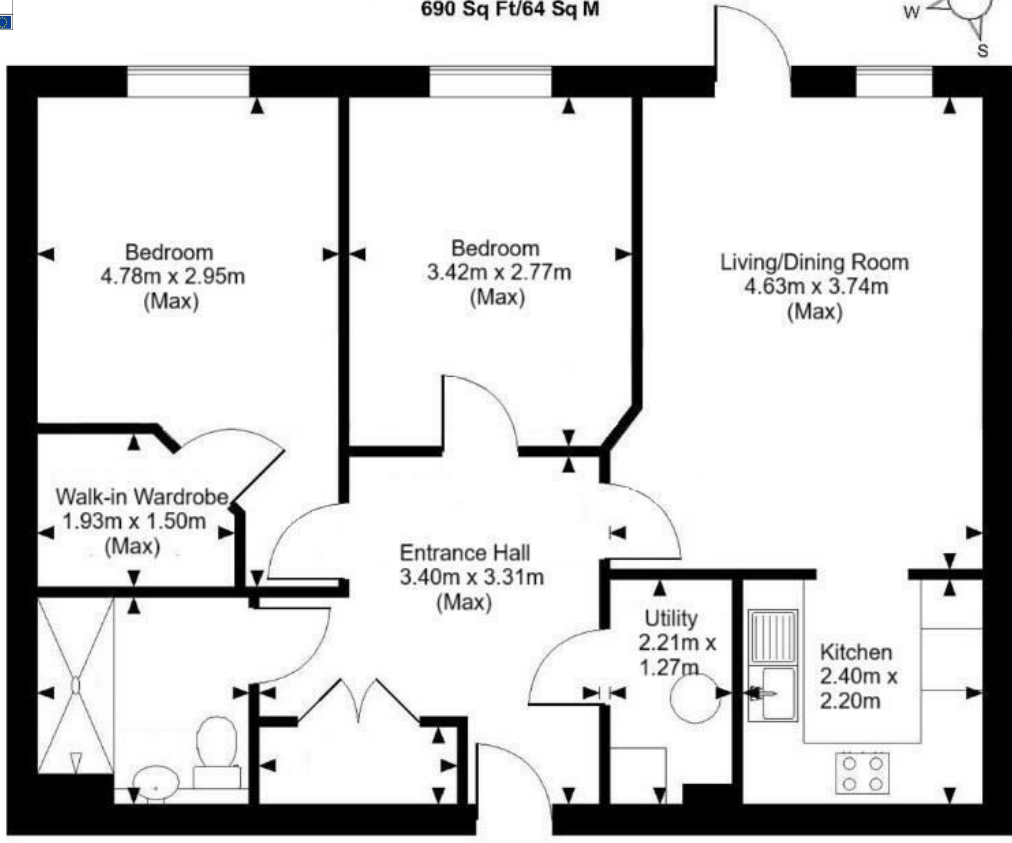
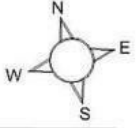
MATERIAL INFORMATION

Leasehold. 999 Years from January 2022. Ground Rent: £495 per annum. Ground Rent Review Date: January 2037. Service charge: £6,203.50 per annum (for financial year ending 28/02/2026). Service charge includes: Buildings insurance, water and sewerage rates, a House Manager, all maintenance of the building and grounds including window cleaning and gardening, a 24 hour emergency call system, fire alarms and door camera entry security systems, maintenance of the lifts, heating and lighting in the communal areas and contributing to a contingency fund.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
A++	A		
A+	B		
A	C		
B+	D		
B	E		
B-	F		
C+	G		
C	H		
C-	I		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Gordon Court, Flood Lane, Bridport
Approximate Gross Internal Area
690 Sq Ft/64 Sq M



Ground Floor **FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**
The position & size of doors, windows, appliances and other features are approximate only.



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