



22, Gordon Court,



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Flood Lane, Bridport, Dorset DT6 3FZ

Bridport Town Centre 0.5 miles. West Bay 2 miles.

A well appointed first floor apartment in a newly built luxury retirement development close to Bridport town centre.

- Prestigious retirement development
- Over 60's living
- Living room with Juliet balcony
- Double bedroom with walk-in wardrobe
- 999 Year lease from 2022
- Close to town and amenities
- High specification
- Well appointed kitchen and shower room
- Excellent facilities and communal gardens
- Council Tax Band C

Guide Price £235,000

THE PROPERTY

Gordon Court is a prestigious development of 38 retirement apartments, newly built by the well respected developers McCarthy & Stone, with over 60's in mind. The excellent facilities include a communal lounge, beautiful landscaped gardens, on-site house manager, a lift to all floor, 24-hr careline connected to every apartment, private parking (subject to availability and additional price) and guest suite.

22 is located on the first floor and has high energy efficiency. The excellent specification includes electric convector heating, double glazed windows, well equipped kitchen with Bosch electric oven, electric ceramic hob, cooker hood and integrated fridge / freezer (There is also potential for dishwasher). The apartment also features a wonderful walk-in store/utility with Bosch washer/drier located in the hall way and a well appointed shower room.



The apartment is very well presented and enjoys distant country views. Briefly extending to reception hall, walk-in boiler/utility, living/dining room with Juliet balcony and large storage cupboard, well fitted kitchen, spacious double bedroom with walk-in wardrobe and separate shower room.

The flat also has the benefit of a nearby storage cage.

OUTSIDE

Residents' parking, subject to availability and additional price.

Mobility scooter store and EV charger.

Beautiful laid-out communal garden and grounds, including areas of lawn, flower and shrub borders and vegetable garden with raised beds.

SITUATION

Gordon Court is ideally located within easy walking distance of the local amenities, including Morrisons superstore, Bridport Leisure Centre and Asker Meadows offering lovely walking opportunities. There are two bus stops nearby and Bridport town centre is within only about 10/15 minutes' walking distance.

Bridport is a thriving and historic market town offering an excellent range of shopping, business and leisure facilities together with a twice weekly street market. The popular coastal resort of West Bay and the beautiful Jurassic Coast is only a few miles to the south. The larger centres of Dorchester and Weymouth are both within about 20-30 minutes' drive, with mainline rail services to London Waterloo.

SERVICES

Mains water, electricity and drainage. Electric heating.

TENURE

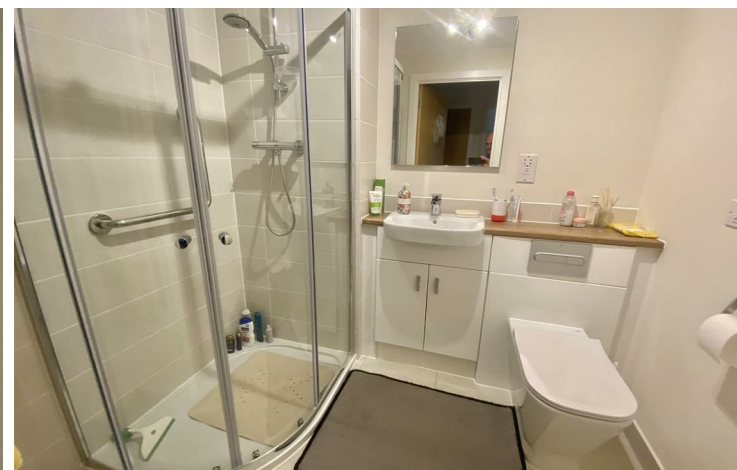
999 Year lease from 2022. The current service charge is £325 per month and the ground rent is £212.50 half-yearly.

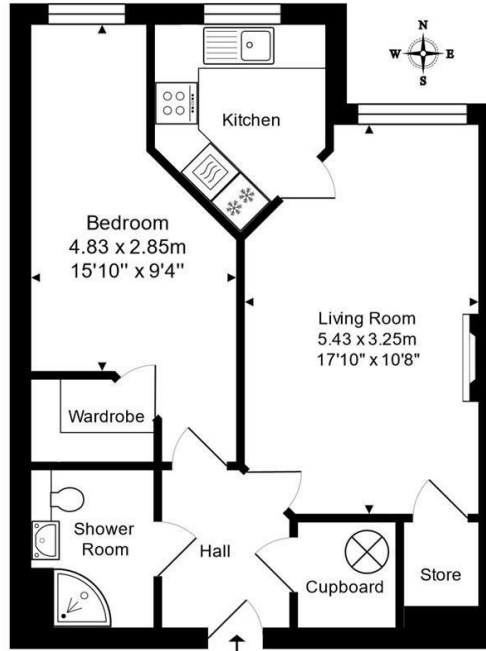
VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From our Stags Bridport office, proceed down South Street and through the traffic lights. Gordon Court is seen on the left, just before the roundabout.





Total Area: 49.4 m² ... 531 ft²
 Not to scale. Measurements are approximate and for guidance only.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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