



Flat 4 Peelers Court



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St. Andrews Road, Bridport, DT6 3HB

Town Centre 0.2 Miles Jurassic Coast 2.5 Miles

A highly desirable Ground Floor retirement apartment with its own private access in a sought-after development close to town. Own sun-patio area with direct access to the car park. Use of excellent communal facilities including residents' lounge and communal garden.

- Two Double Bedrooms
- Excellent Communal Facilities
- Private Terrace
- Leasehold
- South East Facing
- Attractive Communal Gardens
- Benefits from its own Private Entrance
- Council Tax Band D

Guide Price £245,000

PEELERS COURT

Peelers Court is a highly sought after development of apartments, built to an exacting standard by McCarthy and Stone, offering a convenient and supported lifestyle to those over 60 years of age (in the case of couples, one must be over 60 but the other can be as young as 55). Within the development facilities include a beautifully kept resident's lounge and garden and on-site building manager, a lift to all floors and a 24 hour Careline connected to every apartment. There is also a communal laundry room and a guest suite, and residents' parking is available (subject to availability).

THE PROPERTY

4 Peelers Court is a rare opportunity being a two double bedroomed apartment located on the ground floor with the immense benefit of its own private entrance with small terrace. There is a good size reception hall with a large airing cupboard housing the hot water tank, sitting/dining room with French door out to the terrace, well equipped kitchen, principle bedroom with built in wardrobes to the front, further double bedroom and shower room.



OUTSIDE

4 Peelers Court has the immense benefit of it's own private entrance and sun-patio. There is access to the car park, ideal for bringing shopping in. There are shrubs, roses and annual plants and bulbs in front of No.4 while Peelers Court also has a communal garden where residents can meet to chat.

SITUATION

Peelers Court is ideally located in an advantageous position close to Bridport town centre. Amenities within easy reach include a choice of supermarkets, a broad range of retailers, health centre, dentists, Bridport general hospital and a wealth of cafes and restaurants. The Jurassic Coast resort of West Bay is a short drive away, and both Lyme Regis and Dorchester are within easy reach. Bus services operate to various destinations from Bridport town centre

SERVICES

Mains water, drainage and electricity. Electric heating (night storage heaters)

Broadband - Standard up to 19Mbps, Superfast up to 80Mbps and Ultrafast up to 1000Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

TENURE

Leasehold for 125 years from 1/11/2003. Service Charge £4,500, Ground Rent £450.

VIEWINGS

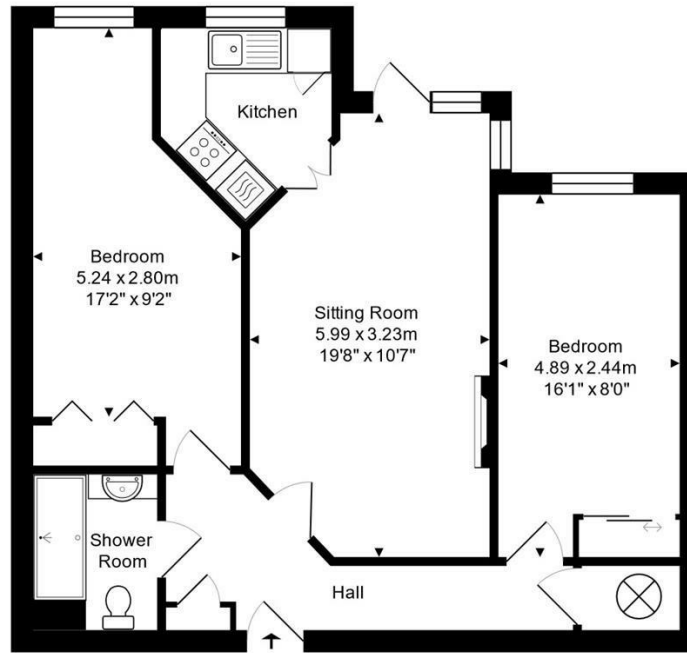
Strictly by appointment with Stags Bridport office, telephone 01308 428000.

DIRECTIONS

(Driving) From Bridport town centre drive down East Street and at the roundabout take the first left signed Beaminster. Take the first left into St Andrews Road and Peelers Court is found after about a quarter of a mile or so on the right. On foot turn left by Central News in East Street into Barrack Street which leads into St Andrews Road. Peelers Court is found on the left.



These particulars are a guide only and should not be relied upon for any purpose.



Total Area: 62.5 m² ... 673 ft²
Not to scale. Measurements are approximate and for guidance only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	83
(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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