



Blake Court

Northgate, Bridgwater, TA6

£169,950 Leasehold

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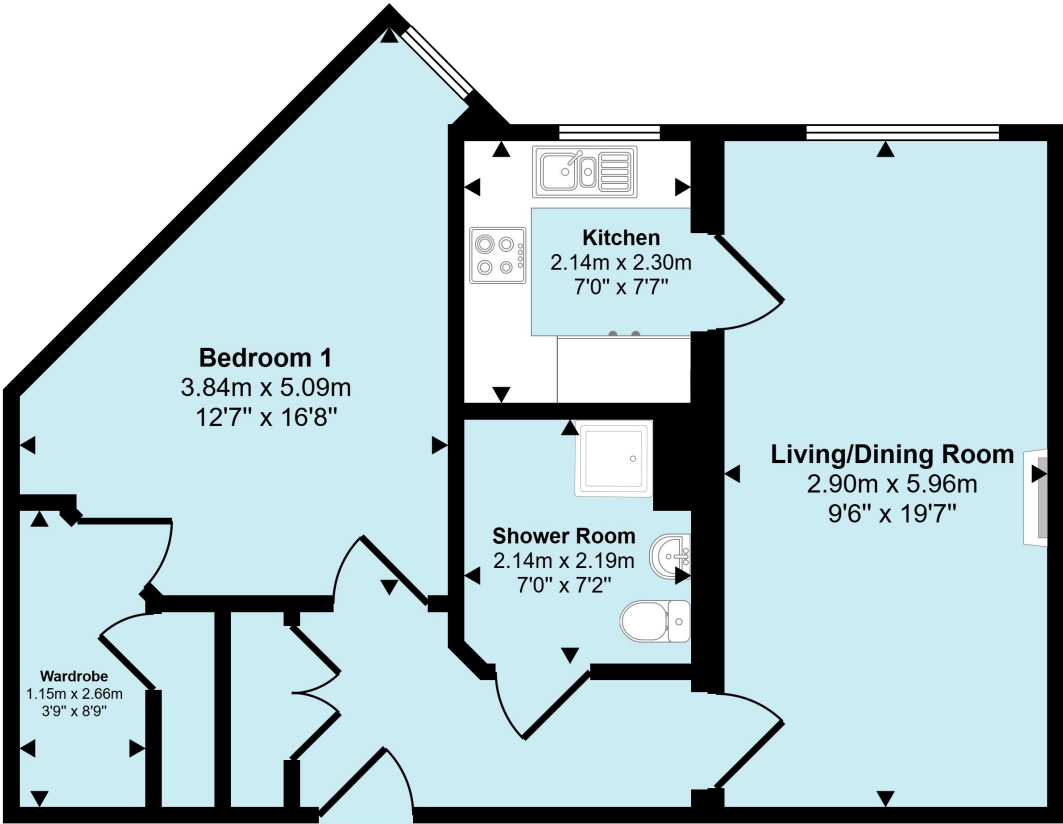
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EPC

Wilkie May

& Tuckwood

Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

This spacious beautifully presented and appointed second floor apartment has views over the communal gardens, is served by underfloor electric heating and is offered to the market with no chain.

- Blake Court development
- For 60 years and overs
- Beautifully appointed apartment
- Over 19' living/dining room
- One bedroom with wardrobe off
- Kitchen
- Shower room
- Communal lounge and gardens
- Visitors' car parking
- No onward chain

THE PROPERTY:

Blake Court is a prestigious development of apartments situated close to the town centre with visitors' parking and having a communal living room, kitchen, guest suite and cloakroom facilities, together with a House Manager and 24-hour Piper alarm system in place.

The development is designed for independent living for people aged 60 and over and is presented to a very high specification.

The apartment is situated on the second floor and comprises a door to the entrance hall and door to the lounge/dining room with a window overlooking the communal gardens and views beyond. The property has a separate kitchen with a range of high and low level units, an integrated oven and hob and an extractor hood. There is a utility cupboard which has a washer/drying machine, an electric boiler powering the underfloor heating system and also a vented boiler for the air filtration system throughout the building.

The bedroom is spacious with views over the communal garden and walk-in fitted wardrobes with extensive hanging rails and shelving and a further built-in cupboard with access to the meter system and fuses etc. The wet room has a shower, vanity basin with a light/mirror unit and a WC.

BLAKE COURT: With a friendly House Manager offering help and support during office hours together with an emergency call system Blake Court has a sense of community, whilst offering the privacy of your own apartment retirement living allows you every opportunity to lead a full and active social life. You can call into the home owners' lounge whenever you feel like company, it's a lovely place to meet up with friends or to join in the many activities organised by home owners with the support from the House Manager. It also means you have the space to invite friends and family over for special celebrations. There is a guest suite which allows friends and family to visit (fee payable), lift to all floors, Wi-fi available (included in the home owners' lounge). Situated within a level walk and in a central position within the market town centre of Bridgwater with all the facilities and amenities close at hand.

LOCATION: Walking from our St Mary Street office – turn right from our office and continue in to the town centre. Bear left and continue past the Admiral Blake statue going towards the Guy Fawkes' statue. The Nat West bank will be seen on your right hand side. Keep the Nat West on your right hand side proceeding to the Great Escape public house. Keep this on your left hand side and continue to the pedestrian crossing. Cross at the pedestrian crossing and turn right, and Blake Court will be found approximately 150 metres on the left hand side.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Leasehold by private treaty.

Leasehold details: Originally 999 years from approximately 2016. Ground rent: £425 per annum. Service charge £3,144 per annum. (Annual buildings' insurance is included and also includes water charges).

Age restriction: 60 and over. A 55 year old can move in they have a partner who is over 60 years.

Construction: Traditional construction.

Services: Mains water, mains electricity, mains drainage, underfloor electric heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: A

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mbps download and 1000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with EE, Three, O2 and Vodafone.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in February 2025.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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