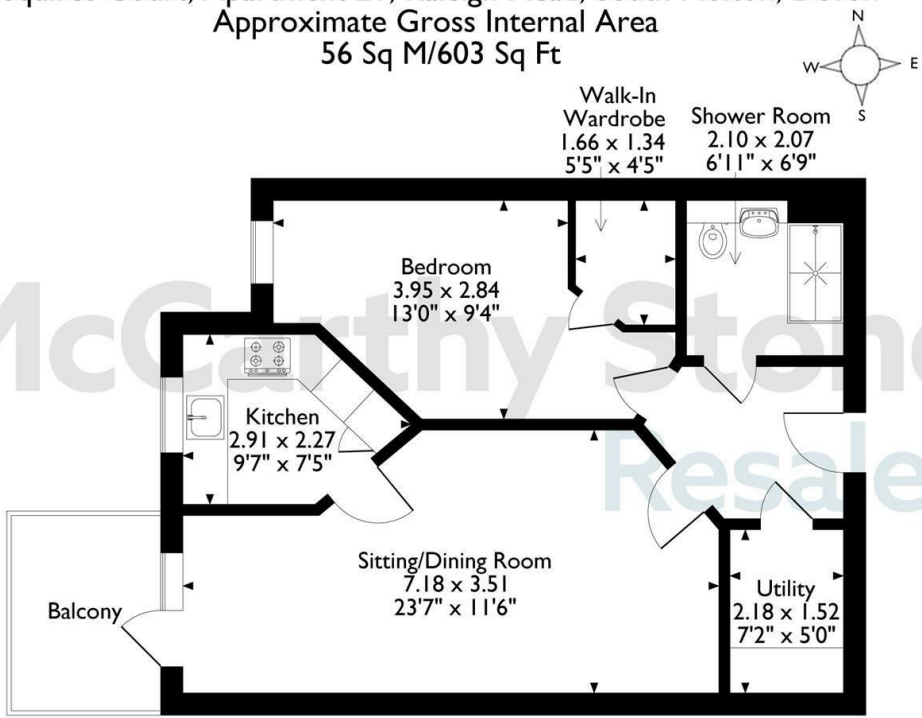


Squires Court, Apartment 21, Raleigh Mead, South Molton, Devon
Approximate Gross Internal Area
56 Sq M/603 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) 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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21 Squire Court

Raleigh Mead, South Molton, EX36 4FL

PRICE
REDUCED



PRICE REDUCTION

Asking price £159,500 Leasehold

Beautifully presented one bedroom, first floor retirement apartment with balcony overlooking the landscaped gardens and has a sunny Westerly aspect. Squire Court is a McCarthy & Stone retirement living development with well maintained gardens and communal lounge.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Squire Court, Raleigh Mead, South Molton

Squire Court

This super one bedroom apartment is perfectly situated on the first floor of this very impressive development overlooking the lovely landscaped garden and with a really pleasant balcony from which the outlook can really be enjoyed. Spacious accommodation provides a good sized living room with balcony access, quality kitchen with many appliances, utility cupboard with auto washer/dryer, excellent double bedroom and practical wetroom with level access shower. Furniture can be available by separate negotiation.

Squire Court is a prestigious development constructed in 2016 by award-winning retirement homes specialist McCarthy and Stone and located within easy access of the excellent amenities of South Molton Town Centre, including a post office, supermarket, independent shops, the very popular Pannier Market held on Thursdays and Saturdays, health centre, dentists, banks and a library. South Molton also has plenty of places to eat, with traditional fish and chips, fantastic pubs, fine-dining hotels and quirky cafés. South Molton is also located within easy reach of Exmoor National Park.

This is a 'retirement living' development providing an independent living environment exclusively for those over 60 years of age and therefore ensuring there are many like-minded home owners. Squire Court offers the level of freedom needed to maintain your independence for longer in your own home, living retirement to the full. It's so easy to make new friends and to lead a busy and fulfilled life at Squire Court; there are always plenty of regular activities to choose from including; coffee mornings, fitness classes, games and quiz nights, fish and chip supper evenings, themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

For peace of mind our House Manager provides excellent support to Home Owners whilst ensuring the smooth running of the development. Additionally, the apartments are equipped with a 24-hour emergency call system. All the external property maintenance including gardening and window cleaning is taken care of. In addition to privately owned luxury apartments the development also offers beautiful social spaces such as a communal lounge, landscaped gardens and a guest suite where visiting family and friends can be accommodated for a small charge.

Entrance Hall

Solid entrance door with spy-hole, security intercom entry system that provides both a visual (via the home-owners TV) and verbal



link to the main development entrance door. Emergency pull cord, large walk-in utility cupboard with light and shelving, automatic washer/dryer and housing both the Gledhill boiler supplying hot water and the Vent Axia heat exchange unit. A feature glazed panelled door leads to the Living room.

Living Room

A bright and airy room with a double-glazed French door with matching side-panel opening onto a walk-out balcony large enough to house a bistro set and overlooks the landscaped communal gardens. The lounge has an electric fire with surround which act as an attractive focal point. The room also provides space for both dining and lounge. A feature glazed panelled double door opens into the kitchen.

Kitchen

Comprehensive range of contemporary styled soft white, high-gloss fitted wall and base units with contrasting laminate worktops and matching upstand. The garden facing window sits above the stainless steel inset sink unit and drainer. Integrated Bosch appliances comprise; a four-ringed hob with glazed splashback and stainless steel chimney extractor hood over, single oven, fridge and freezer.

Bedroom

Double bedroom with an outlook towards the rear gardens and sunny west facing aspect. Door leads to a walk-in wardrobe with light, extensive hanging space and shelving.

Bathroom

Wetroom style with a modern white suite comprising; Walk-in level access shower with both raindrop and adjustable shower heads - plus handy grab rail, back-to-the-wall WC with a concealed cistern, vanity wash-hand basin with storage cupboard below and mirror with integrated light and shaver point over. Heated ladder radiator and emergency pull cord.

Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas



1 Bed | £159,500

- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,157.92 per annum (up to financial year end 30/06/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold

Lease 999 years from the 1st January 2016

Ground rent: £425 per annum

Ground rent review date: January 2031

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.



PRICE
REDUCED