

32 Lock House

Keeper Close, Taunton, TA1 1AX

PRICE
REDUCED



PRICE REDUCTION

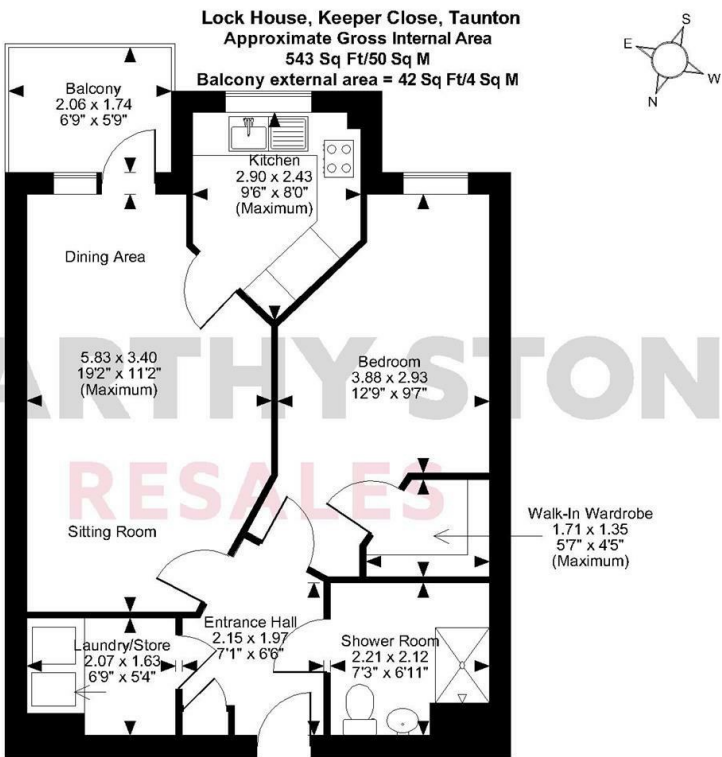
Asking price £190,000 Leasehold

Beautifully presented second floor, one bedroom retirement apartment boasting a walk out balcony overlooking the communal gardens at the rear of the development towards Taunton Cricket Ground.

Owned Parking Space *Energy Efficient* *Pet Friendly*

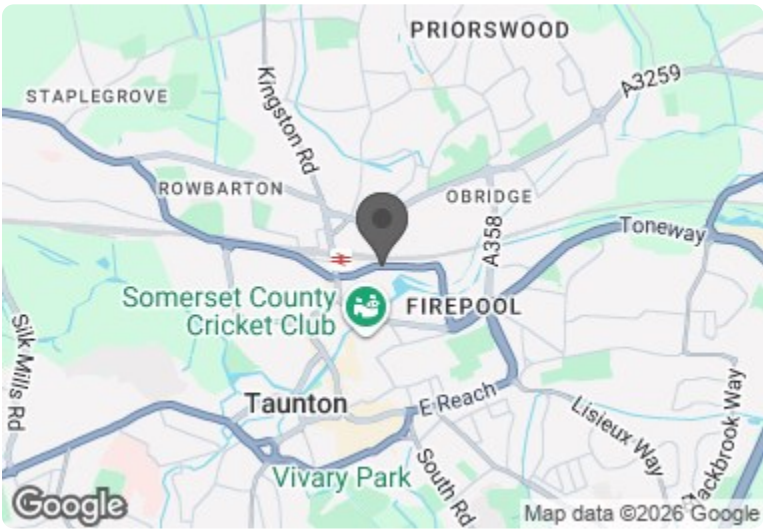
Call us on 0345 556 4104 to find out more.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(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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Lock House, Keeper Close, Taunton,

Lock House

Lock House is a 'Retirement Living' development providing an independent living opportunity for those over 60 years of age with the peace-of-mind provided by the day-to-day support of our excellent House Manager whose oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. The development enjoys excellent communal facilities including a fantastic homeowners lounge, a communal rooftop terrace and fantastic gym for homeowners to enjoy. There are also landscaped gardens a decked terrace. There is also a super guest suite widely used by visiting family and friends for which a small charge per night applies.

There is a variety of regular activities to choose from including; coffee mornings, film nights and themed events.

The Local Area

Lock House occupies an excellent location with plenty of amenities close by including the Orchard Shopping Centre and Morrisons, Taunton Station is just 0.2 miles away with trains to Bristol, Penzance, London, Cardiff and more - perfect for a day out. For a leisurely stroll, the scenic Victoria Park is 0.6 miles away in the heart of this thriving County Capital Town. This is very much an 'up and coming' area of Town with a vibrant local community and a considerable choice of local shops, cafes bars and restaurants. With so much to see and do, Taunton is a perfect location for you to enjoy your retirement. A county town with a rich and interesting history, it offers the best of modern amenities whilst being a short bus or car journey away from the beautiful Quantock Hills. This welcoming and friendly town hosts a wide range of events all year round including the popular Taunton Flower Show, The Rural Living Show and is the birthplace of Taste of the West. It is also home to the ever popular Somerset County Cricket Club.

Entrance Hall:

With space for typical hall furniture, having an Oak-veneered entrance door with spy-hole. security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door, and emergency pull cord. There is a versatile utility / laundry cupboard with light, shelving, Gledhill boiler supplying hot water and 'Vent Axia' heat exchange unit. Feature glazed panelled door to Living Room.



Living Room:

Of a good size and an especially welcoming, bright and airy room with a double-glazed French door and side panel opening onto a walk on balcony which overlooks the charming communal landscaped gardens. A feature glazed panelled door leads to the kitchen.

Kitchen:

Quality range of soft white gloss fronted fitted units with under unit lighting, contrasting worktops and matching upstands. Incorporating a stainless steel inset sink unit which sits below the double-glazed window. Comprehensive integrated appliances comprise; a four-ringed hob with a contemporary glass splash panel and stainless steel chimney hood over, waist-level oven, and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

Double Bedroom:

An excellent double bedroom with a full length double-glazed window. Large walk-in wardrobe with auto-light, hanging rails and shelving.

Shower Room:

White suite comprising; walk-in shower with both 'Raindrop' and conventional shower heads, a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below, work surface over and mirror with integral light above. Ladder radiator, electric wall heater, emergency pull cord, ceiling spot lights, extensively tiled walls and tiled floor.

Parking

No.32 has it's own allocated parking space.

Lease Information:

Ground Rent: £425 per annum
Ground Rent Review Date: January 2032
Lease Length: 999 years from the first January 2017

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
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems



1 Bed | £190,000

- 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: £2,758.31 per annum (for financial year ending 30/06/2027)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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.

