



**DERBYSHIRE'S**  
— *Estate Agents* —

40 Victoria Court Victoria Avenue, Chard,  
TA20 1GA

Offered to the market with no onward chain, this well presented and move-in ready one bedroom retirement apartment is situated within a purpose-built retirement complex in the heart of Chard town centre, providing easy access to a wide range of local amenities, shops and services.

Located on the second floor and enjoying views over the high street, the apartment offers comfortable and secure independent living within a welcoming community environment. The accommodation briefly comprises an entrance hall, a modern shower room fitted with a walk-in shower, WC and wash hand basin, a spacious double bedroom with built-in wardrobe, and an open plan lounge/dining room with adjoining kitchen.

The property further benefits from emergency pull cord assistance systems for added peace of mind.

Residents of the development enjoy access to a range of excellent communal facilities including an on-site manager, communal lounge, laundry room, refuse room, attractive communal gardens and lifts servicing all floors. Guest suites are also available for visiting family and friends.

A vibrant social calendar is available for residents, with regular activities including supper evenings, social groups, yoga classes, art sessions, games and much more, helping to create a friendly and sociable community atmosphere.

The management fee is £3,349.94 per annum, payable in two six-monthly instalments, with an additional ground rent charge of £400 per annum, also payable in two six-monthly instalments.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	85	<b>England &amp; Wales</b>
		88	EU Directive 2002/91/EC

- One bedroom retirement apartment
  - Purpose built retirement complex
    - Town centre location
- Communal Lounge, Laundry, Gardens
- Regular residents activity programme
  - Lifts to all floors
  - Onsite Manager
    - Guest Suites
- Council tax band B
- No onward chain

40 Victoria Court Victoria Avenue, Chard, TA20 1GA  
**Asking Price £69,950**

## **ONE BEDROOM RETIREMENT APARTMENT**

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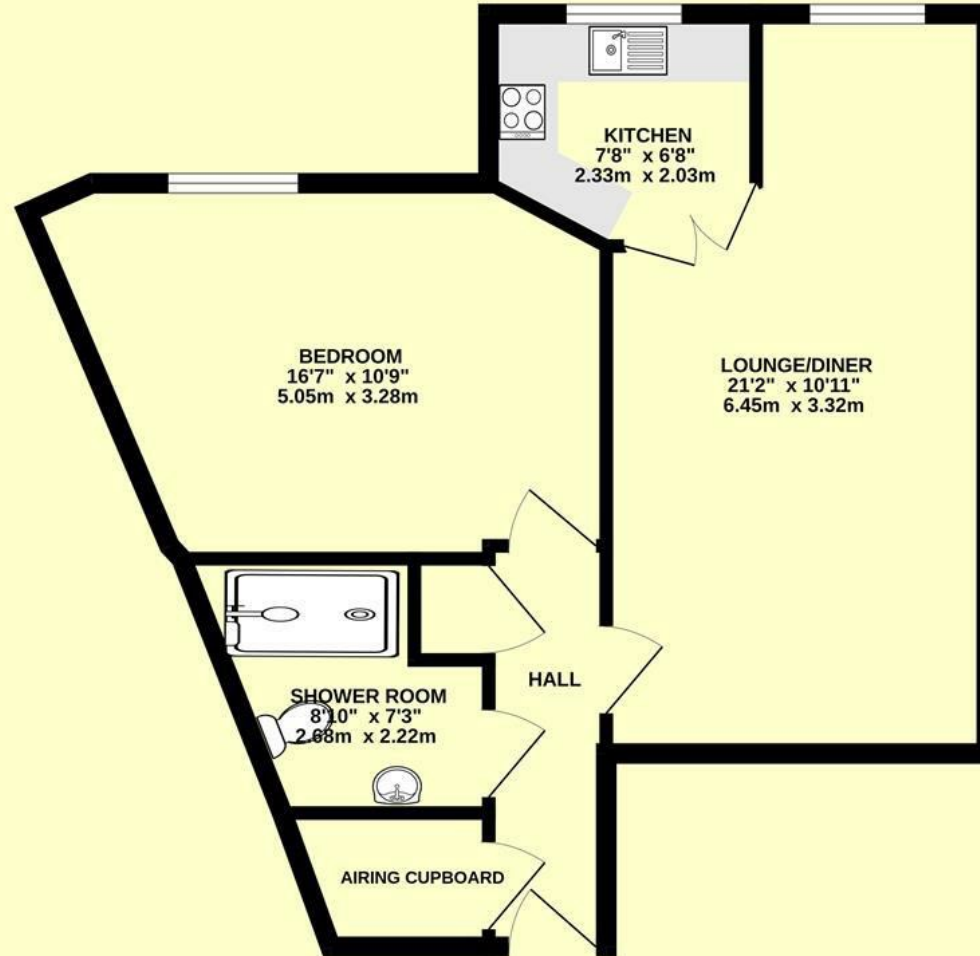
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GROUND FLOOR  
514 sq.ft. (47.8 sq.m.) approx.

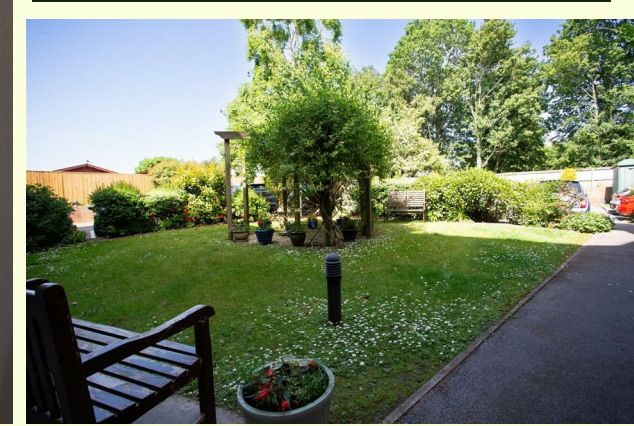


TOTAL FLOOR AREA : 514 sq.ft. (47.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Directions -





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