



56 MORETON COURT, BIDEFORD, EX39 3FP

£145,000

A 2 bedroom second floor apartment situated within this popular assisted living development with dual aspect lounge/dining room, fitted kitchen with appliances, a stylish wet room & WC. Residents also benefit from a range of on site facilities including communal lounge, activities room and gardens together with restaurant and hair salon – open to both residents and the general public.

Moreton Court is a modern retirement development catering for the over 55's. Designed to encourage maximum independence with care and support on site, complete with facilities including residents lounge, activities room, laundry & communal gardens together with on site hair salon and restaurant open to both residents and the public. The complex is staffed 24 hours a day whilst each apartment is equipped with a secure intercom telephone entry system together with emergency pull cord alarm.

No56 is located on the second floor, enjoying arguably one of the finest positions within the building. The lounge/dining room benefits from a dual aspect with Juliet balcony & side window taking in views over the communal gardens. The kitchen is equipped with a built-in electric oven & hob and includes a fridge/freezer & washing machine. Benefiting from electric under floor heating and a fresh air ventilation system, the apartment also features a stylish walk in shower room and separate WC and is decorated in neutral tones throughout.

Leasehold

75% shared ownership with Sanctuary Housing (no rent is payable on the remaining 25% share). The balance of a 99 year lease from February 2015 with a monthly Service Charge of £732.52, which contributes towards the buildings insurance, maintenance and the water & heating costs.

Eligibility

Whether you currently have a care need or are simply planning for the future, if you are 55 or over and reside in, or have a family connection to the local area and do not own additional property, you will be eligible for an apartment. More information at www.sanctuary-supportedliving.co.uk/moreton-court

Services

Mains electricity, water & drainage

Energy Performance Certificate

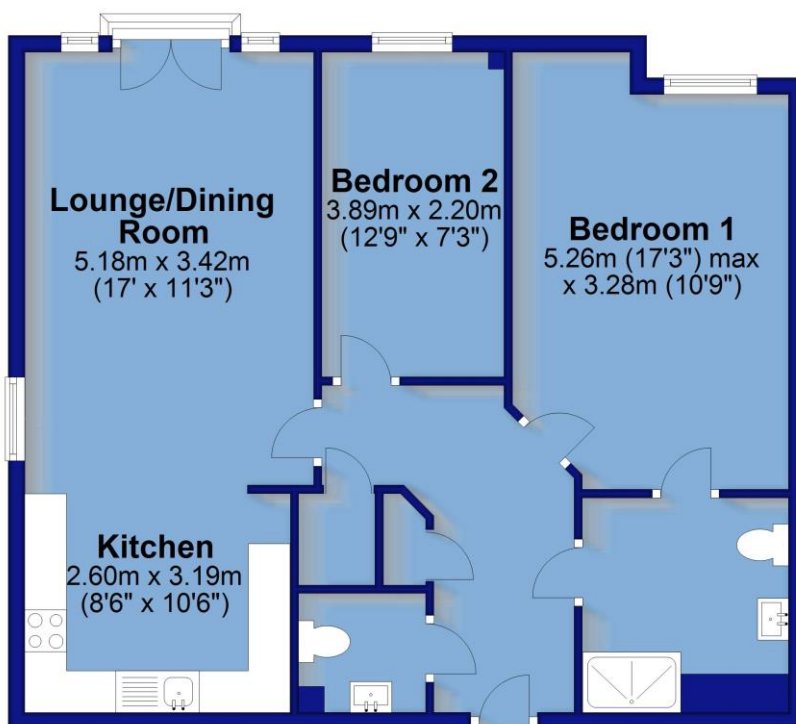
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Council Tax

'BAND C' (£2,357.71 per annum)

56 Moreton Court

Approx. 70.9 sq. metres (763.1 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.