Excellent
Trustpilot

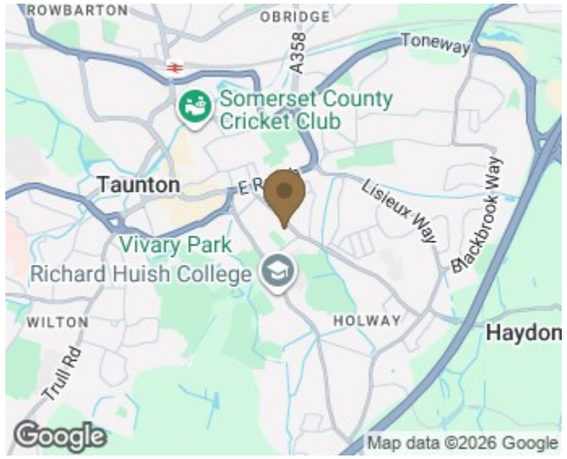
Homes England

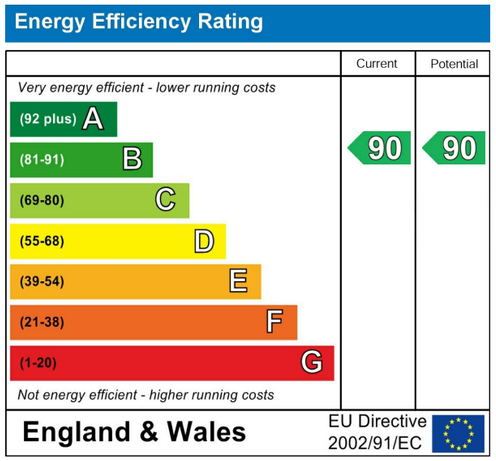
McCarthy & Stone
Resales.

48
598.2 SQFT
55.57 SQM



Living (Max)	25' - 2" x 10' - 5"	7687mm x 3221mm
Kitchen (Max)	9' - 9" x 8' - 1"	3030mm x 2474mm
Shower room (Max)	7' - 0" x 7' - 3"	2147mm x 2247mm
Bedroom (Max)	17' - 3" x 10' - 2"	5282mm x 3128mm





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Registered in England and Wales No. 10716544

The Property Ombudsman







48 Kingfisher Court

South Street, Taunton, TA1 3GH

1 | 1 | Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 48 Kingfisher Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Shared Ownership £150,000 Leasehold

Owned Share: 75% | **Monthly Rent:** £0

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Why you'll love living here:

- *This property is available under the Older Persons Shared Ownership scheme with no rent payable*
- Available To The Over 55's
- Top Floor Apartment - Lift Access To All Floors
- North/West Facing Juliet Balcony
- Modern, Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- Bistro Serving Meals Daily & Homeowners Lounge Where Social Events Take Place
- Wellness Suite
- Beautiful Landscaped Gardens
- 24/7 Staff On Site - 1 Hour Domestic Assistance Included Within Service Charge

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

48 Kingfisher Court, Taunton

1 | 1 | Shared Ownership £150,000

Kingfisher Court:
Located on South Street, this development of retirement properties in Taunton consists of 62 apartments, with each providing good access to the local facilities and amenities of central Taunton.
Even though our retirement properties in Taunton offer you the perfect opportunity to downsize, you'll never feel like you're making any sacrifices. This is because, on the development, you'll find everything you could possibly need to enjoy a full and active retirement. This includes a bistro and a communal lounge that will regularly host events. There is also a guest suite for when family and friends come to stay, and pets are more than welcome.
All of our retirement Living PLUS properties are built specifically with the over-70s in mind. They allow homeowners to live independently while also providing tailored help and support. Each homeowner at our retirement properties in Taunton can choose the help they'd like, too. Whether that's help with grocery shopping, hoovering or cleaning is entirely their choice.

It's so easy to make new friends and to lead a busy and fulfilled life at Kingfisher Court; there are always plenty of regular activities to choose from. 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.

The Local Area:
Central Taunton is part of the annual West Country Carnival circuit and hosts the Taunton Flower Show. Within Taunton, you'll also find the Eat Wellington Food and Drink Festival, and Fake Festival, which is home to some of the UK's most popular cover bands.
In the evenings, you'll find plenty of opportunities to enjoy some local theatre, arts and culture. The Brewhouse Theatre & Arts Centre stages regular and varied performances throughout the year, while Tacchi-Morris Arts Centre hosts theatre, dance and comedy shows, as well as a range of performances from schools and colleges. If you're keen to take up a new hobby in your golden years, then you'll also find community classes here and at the Creative Innovation Centre in the town centre.
Sports fans are well catered for as well. Taunton is home to Somerset County Cricket Club and occasionally hosts the England men's and women's national teams. The town also contains a rugby union club, a rugby league club and a football club. Elsewhere, Taunton Racecourse is only two miles away from the centre of Taunton.

48 Kingfisher Court
Situated on the top floor of Kingfisher Court, this attractive apartment is conveniently located close to both lifts, which serve all floors. Available through the Older Persons Shared Ownership Scheme, the property offers an excellent opportunity to purchase 75% of the property's value, with no rent payable on the remaining 25%.

The apartment features a spacious living room, enjoying a pleasant north-west facing aspect and a Juliet balcony, providing a lovely space to relax and unwind. A door leads through to the modern, well-appointed kitchen, complete with a range of integrated appliances.

The double bedroom benefits from a useful walk-in wardrobe, while the modern bathroom is fitted with a walk-in shower. Further storage is provided by a separate walk-in airing cupboard/store, conveniently located within the apartment.

An appealing opportunity to enjoy independent retirement living in a welcoming community, with the added benefit of the shared ownership scheme.

Additional Information & Services
• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Social Lifestyle
The Communal Lounge is at the heart of the community at Kingfisher Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

The Restaurant
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Kingfisher Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Landscaped Gardens
One of the main social hubs of Kingfisher Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Care & Support
The personal care services available at Kingfisher Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

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.

Service Charge:
What your service charge pays for:
• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior 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 Estate Manager.

Service Charge: £10,234.43 per annum (for financial year ending 28/02/2027).

Lease:
999 Years from the 1st Jan 2022
Ground rent: 0
Ground rent review date: 1st Jan 2037













