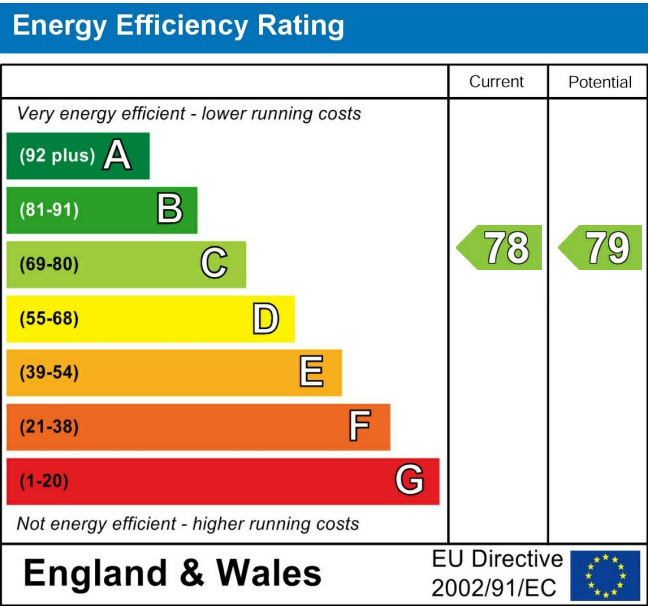
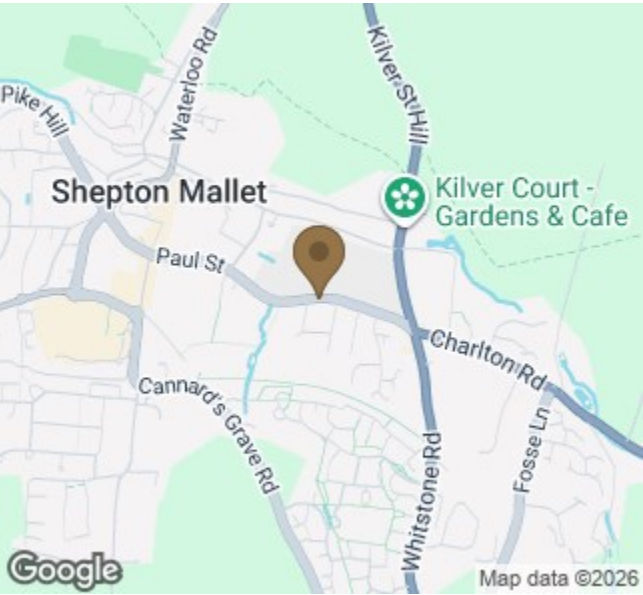
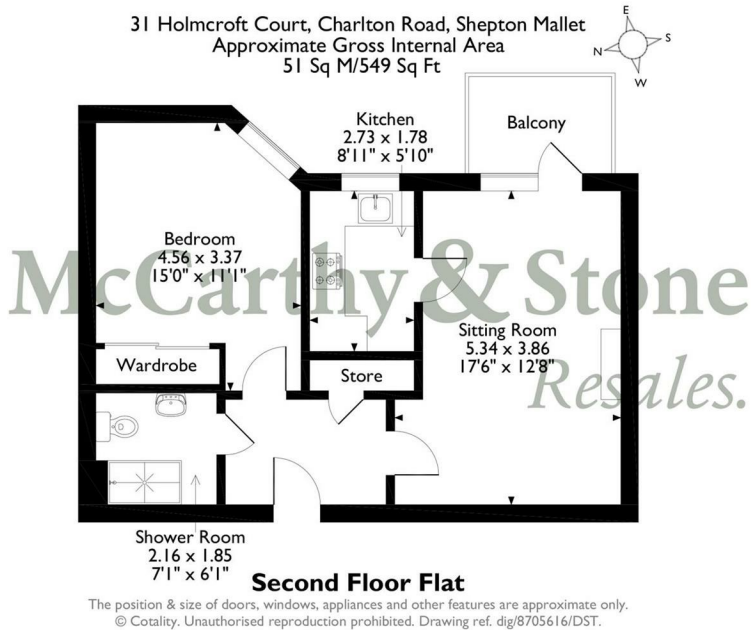




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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



31 Holmcroft Court

Charlton Road, Shepton Mallet, BA4 5FA



Council Tax Band: B

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 31 Holmcroft Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £149,950
Leasehold

☎ 0345 556 4104

✉ resales@mccarthyandstone.co.uk

🌐 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Top Floor Apartment - Lift Access To All Floors
- Walk Out Balcony Overlooking Gardens
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Built In Wardrobe
- Beautiful Landscaped Communal Gardens
- House Manager Who Oversees The Smooth Running Of The Development
- Homeowners Lounge Where Social Events Take Place
- Guest Suite Available For Visiting Friends & Family
- 24 Careline System & Secure Entry System
- Laundry Room & Mobility Scooter Store

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

31 Holmcroft Court, Shepton Mallet

1 | 1 | Asking price £149,950

Holmcroft Court

Completed in 2012 by award-winning developers McCarthy Stone, Holmcroft Court occupies an excellent position less than a 10-minute level walk to the High Street of this thriving Somerset town. Providing private apartments specifically for those over 60 years of age the development enjoys a host of facilities for the benefit of home owners not least of which is the beautiful communal lounge which is the hub of social activities. In addition, there is a lift serving all floors, mobility scooter store, laundry room and a landscaped garden with mature trees. Further peace-of-mind is found in the service provided by our House Manager who oversees the smooth running of the development. There is also a 24-hour emergency call system in the apartments and communal areas. A guest suite is available to receive family and friends for which a small charge per night is made.

The quality of life is so important to living at Holmcroft Court and it's easy to make new friends and to lead a busy and fulfilled life here; there are always plenty of regular activities to choose from including; coffee mornings, a fitness class, games and quiz nights, seasonal and themed events. 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

Holmcroft Court is located just a short distance from the High street and local amenities which include a post office, pharmacy, hairdressers, bakers, banks and supermarkets. The beautiful Collett Park is approximately 300 metres away from Holmcroft Court. There is a pedestrian crossing right outside Holmcroft which ensures a safe route to the park.

31 Holmcroft Court

No.31 Holmcroft Court is a beautifully presented top floor retirement apartment, ideally positioned close to the lift for ease of access. The property enjoys a lovely outlook over the development's landscaped communal gardens and offers well-appointed, light and spacious accommodation throughout.

The generous living room provides an inviting space to relax and features a modern fireplace with an inset electric fire, creating an attractive focal point. A glazed door opens directly onto the east-facing walk-out balcony, providing a wonderful spot to enjoy the morning sunshine while overlooking the beautifully maintained communal gardens. All blinds and curtains are included in the sale and the electric water heater has been replaced in recent years.



The well-equipped kitchen is fitted with a range of units, integrated appliances and a fridge freezer, while the generously proportioned double bedroom benefits from a fitted wardrobe, providing excellent storage. Completing the accommodation is a stylish bathroom fitted with a level access shower, designed with both comfort and convenience in mind.

An appealing retirement property offering a combination of generous living space, attractive views and a convenient top floor position within this popular development.

Parking

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

Additional Information & Services

- Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Social Lifestyle

The Communal Lounge is at the heart of the community at Holmcroft 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.

Landscaped Gardens

Holmcroft Court boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

"I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely, landscaped gardens we have." – McCarthy Stone Homeowner

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
- 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. To find out about service charges, please contact your Property Consultant or House Manager.

Service Charge: £2,839.95 per annum (for financial year ending 31/03/2027).

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).

Leasehold

Ground rent £425 per annum

Ground rent review: 1st Jan 2027

Lease: 125 Years from 1st January 2012

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.

