Excellent

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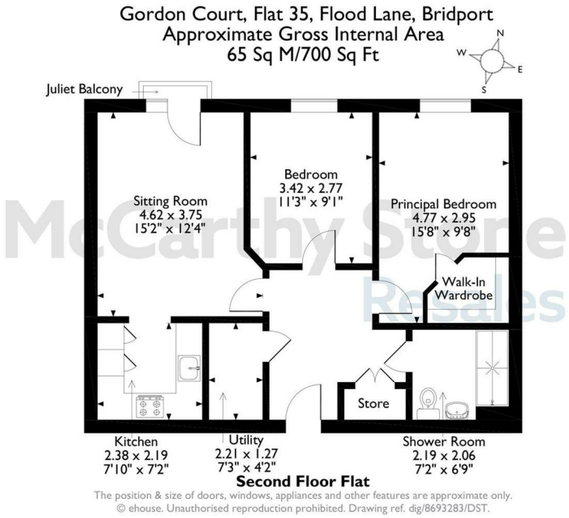
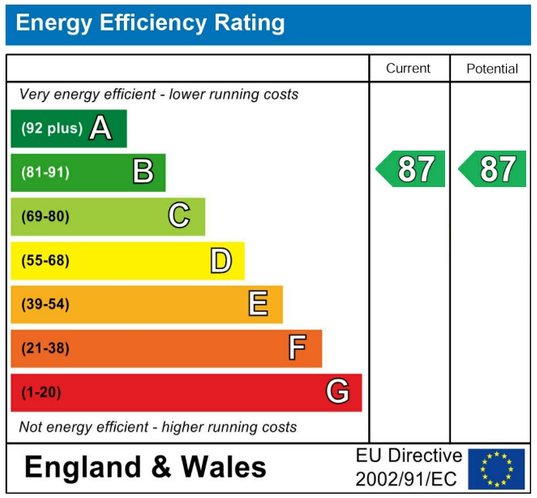
McCarthy & Stone
Resales.





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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

The Property Ombudsman

35 Gordon Court

Flood Lane, Bridport, DT6 3FZ

2 | 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 35 Gordon Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £250,000
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
- Juliet Balcony Accessed From Spacious Living Room
- Modern, Well Equipped Kitchen With Integrated Appliances
- Two Double Bedrooms - Principal Bedroom With Walk In Wardrobe
- Owned Parking Space
- Homeowners Lounge Where Social Events Take Place
- Guest Suite Available For Visiting Friends & Family
- Landscaped Communal Gardens
- House Manager Oversees The Smooth Running Of The Development
- 24/7 Careline For Peace Of Mind & Secure Entry System

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

35 Gordon Court, Bridport

2 | 1 | Asking price £250,000

Gordon Court
Head towards the centre of Bridport town and you'll find Gordon Court , named after Second Lieutenant Colin Graham Gordon, a WW1 soldier that once lived in the parade of houses opposite. The development has offers stylish communal facilities including a homeowners lounge, guest suite and beautiful landscaped gardens. It's the ideal place to live life well.
This development allows you to downsize and free yourself from the responsibility and burden of cleaning and maintaining a family home. Plus, it allows you to live among a community of like-minded people where you may even make some new friends. While maintaining your independence, you'll also be provided with peace of mind as there is a 24/7 emergency call system and an on-site House Manager during office hours, so help is always on hand, should it be required.

As well as providing you with a safe and secure environment, the gardening and external maintenance of your property is taken care of, this means that you can spend your retirement in the way that you choose. Whether that's socialising in communal areas, enjoying some peace and quiet in your own apartment or exploring Bridport and the Jurassic Coast; it's entirely your choice!

The Local Area
Bridport is a beautiful market town in Dorset, located only 1.5 miles inland from the English Channel near the confluence of the River Brit and the River Asker, its tributary.
Although famous as a rope-making centre and a fishing village, Bridport now has a vibrant arts and culture scene, including an arts centre, a theatre, a cinema and a museum, which means that you'll have plenty to see, experience and explore close to the development.
There are a number of festivals to enjoy, including the Bridport Literary Festival, the Bridport Food Festival, the annual Hat Festival and the Christmas Tree Festival. There's also an annual carnival that includes a car boot sale, a fete, a funfair and an evening of live music. A torchlight procession takes place the next day, when 1,500 torches are carried over two miles to light a bonfire in West Bay. Part of the idyllic Jurassic Coast, the local area is packed with beautiful walks and rambles. In the town itself, you'll also find a football club, a rugby union club and Bridport & West Dorset Golf Club, which includes an 18-hole links golf course, a driving range and a pitch and putt course. For gentler pursuits, you'll also find a swimming club, a water polo club and a couple of bowling clubs.

The transport connections surrounding our retirement homes in Bridport are great for when family and friends come to visit. Exeter and Bournemouth international airports can both be reached in around an hour, while railway stations can be found nearby in Dorchester and Axminster. Locally, you'll also find buses to Powerstock, Axminster, and Dorchester, as well as other towns and villages in the region.

35 Gordon Court
Positioned on the top floor and conveniently located close to the lift, which serves all floors, is this beautifully presented two bedroom retirement apartment. Offering a lovely combination of modern styling and practical living, No.35 is ideally suited to those looking for a comfortable and well-appointed home.

The spacious living room provides a welcoming space to relax and entertain, with a Juliet balcony allowing plenty of natural light into the room. The modern, well-equipped kitchen is fitted with a range of integrated appliances, while both bedrooms are generous doubles, with the principal bedroom benefiting from a useful walk-in wardrobe.

A contemporary shower room provides a stylish and easily accessible suite, while the entrance hall leads to a particularly useful walk-in utility/store, providing excellent additional storage and housing for laundry appliances.

A further advantage of this lovely apartment is the inclusion of an owned parking space, adding convenience and practicality to this appealing top-floor home.

Parking
Car parking space 'I' is being sold with this apartment.

Additional Information & Services
• Ultrafast 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 Gordon 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
One of the main social hubs of Gordon 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

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. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £6,104.63 per annum (for financial year ending 28/02/2027)

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).

Lease:
Lease 999 Years from January 2022
Ground Rent: £495 per annum
Ground Rent Review Date: January 2037

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.