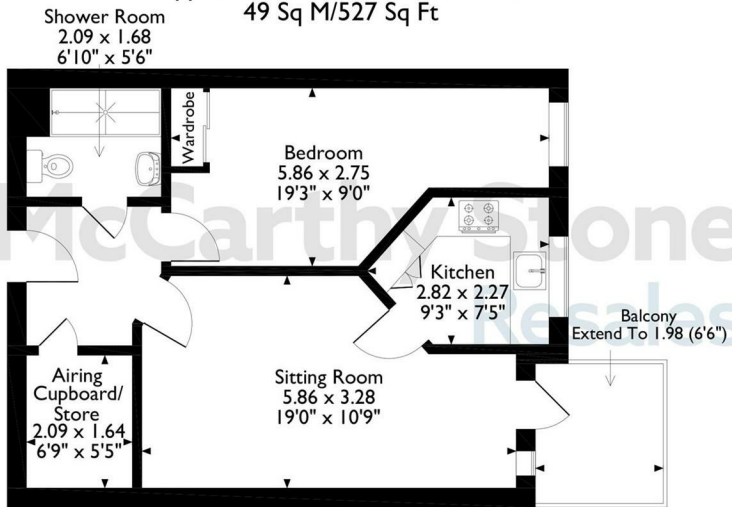
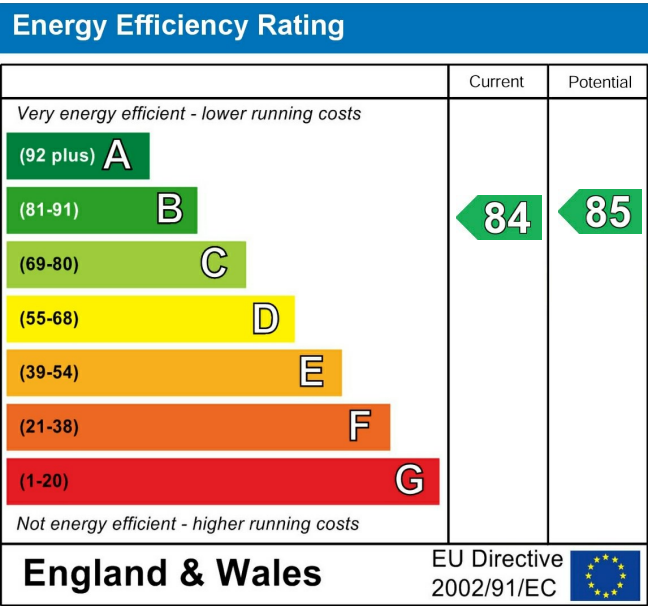
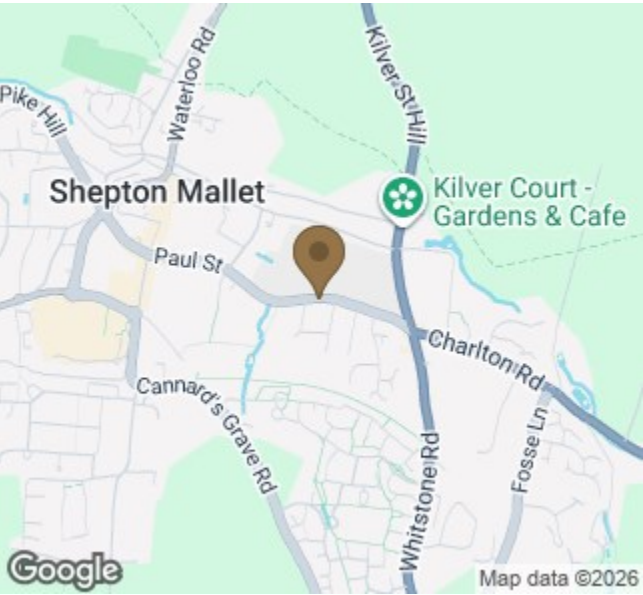


27 Holmcroft Court, Charlton Road, Shepton Mallet
Approximate Gross Internal Area
49 Sq M/527 Sq Ft



First Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544



27 Holmcroft Court

Charlton Road, Shepton Mallet, BA4 5FA

1 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 27 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:

- First Floor Apartment - Lift Access To All Floors
- Walk Out Balcony Overlooking Gardens
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Built In Storage
- 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

27 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.

No.27

No.27 is a very well presented first floor apartment with a walk out balcony overlooking the landscaped gardens. The spacious, south facing living room opens on to the balcony and the kitchen is well equipped with integrated appliances. The double bedroom has a fitted wardrobe and the bathroom has a large, level access walk in shower.

Entrance Hall

A good-sized hallway having a solid Oak veneered entrance door with spy-hole. Wall mounted security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door, along with an emergency pull cord. Large store/airing cupboard with light and shelving houses the Gledhill water cylinder supplying domestic hot water and concealed 'Vent Axia' heat exchange system. A feature glazed panelled door leads to the living room.



Living Room

A welcoming living room with double-glazed window. Feature fireplace with coal effect electric fire. Feature glazed panelled door to kitchen.

Balcony

South facing and overlooking the beautiful landscaped gardens, this is a lovely place to sit out and relax.

Kitchen

With a double-glazed window enjoying a pleasant outlook. An excellent range of 'maple effect' units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with stainless steel chimney extractor hood over, waist-level oven and concealed fridge and freezer. Extensively tiled splashbacks, tiled floor, ceiling spot light fitting.

Double Bedroom

A good size double bedroom with a double-glazed window. Built-in wardrobe with hanging rail, shelving and mirror-fronted sliding doors.

Shower Room

White suite comprising; large level access shower with glazed screen, close-coupled WC, vanity wash-hand basin with under-sink storage and mirror, strip light and shaver point above. Electric heated towel rail, emergency pull cord, fully tiled walls and floor.

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

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: £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.

