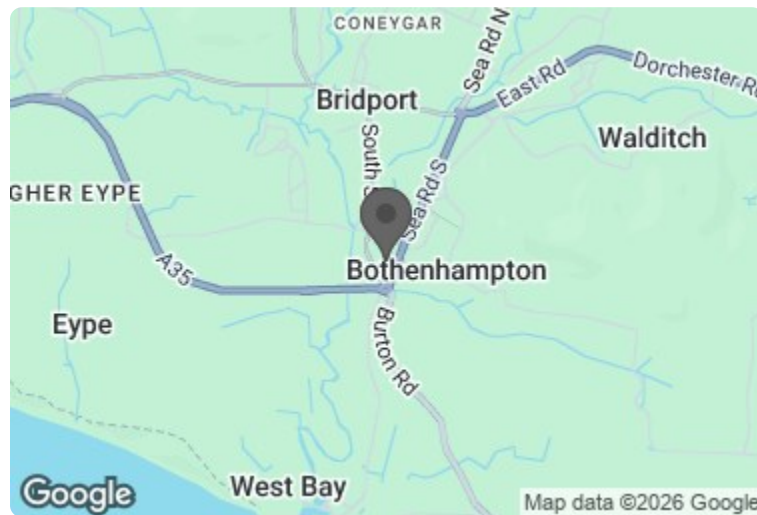
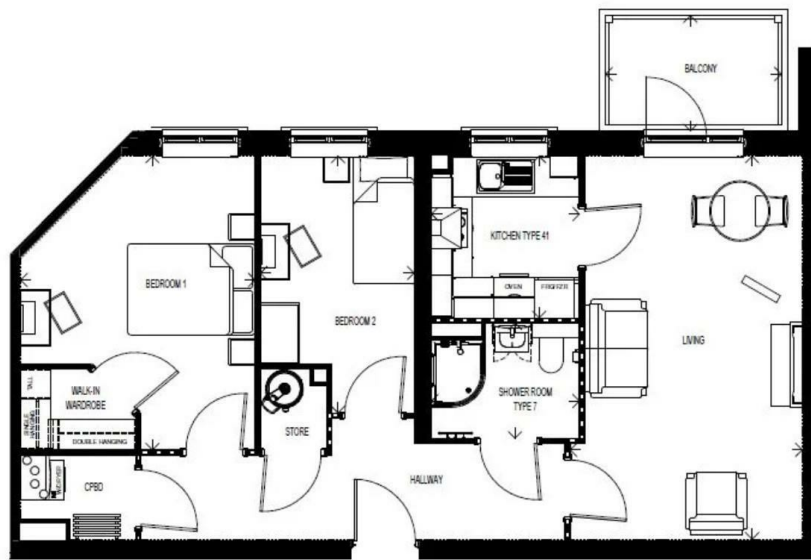




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: D

Holding Deposit*: £150

Security Deposit:** £3,346

For our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule

McCarthy & Stone
Welcome Home.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included. All details referring to time and distances to localities are approximate. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecute.

*To be offset against your initial rent payment. **Equivalent to 5 weeks rent of the apartment only, excludes any car park licence fee. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. To view our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule. Fees include VAT at the prevailing rate where applicable. The liability for the service charge is the responsibility of the property landlord. Tenants are able to utilise all communal areas and services within the development. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786



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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 06622199



27 Gordon Court

Flood Lane, Bridport, DT6 3FZ

A welcoming Retirement Living development in Bridport, offering comfortable apartments, communal spaces and a convenient location close to the town's shops, cafés and amenities.

Rental Price

£2,900

No service charge payable.
Property is unfurnished.

**Call us on 0800 8100 174
to find out more.**

rental enquiries@mccarthyandstone.co.uk
mccarthyandstone.co.uk

Rated **Excellent**



4.5K+ reviews



Property Features

- Spacious two-bedroom apartment
- Private walk-out balcony
- Wardrobe space to bedroom one
- Located close to Bridport town centre
- Landscaped communal gardens
- Communal lounge
- Guest suite for visitors
- On-site House Manager
- Shops, cafés and local amenities nearby
- Easy access to the Dorset coast

McCarthy & Stone
Welcome Home.

27 Gordon Court, Flood Lane, Bridport, DT6 3FZ

About Gordon Court

Located in the centre of Bridport town, Gordon Court is a Retirement Living development which offers stylish communal facilities including a 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!

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 and an annual carnival. 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, Bridport & West Dorset Golf Club, 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.



Why rent?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are swiftly sorted out for you
- Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out
- Budgeting is easy - you'll pay a single monthly payment, which includes the service charge and maintenance
- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Tenancy Agreement means you can stay for as long as you like (subject to the minimum term)

" I don't have the stress of keeping up with the maintenance anymore – if something needs doing, I just ask Debbie the House Manager and it's done..." Helen, McCarthy Stone tenant

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. It's so easy to make new friends and to lead a busy and fulfilled life at Gordon Court as there are always plenty of regular activities to choose from. Regular activities include coffee mornings and afternoons, games and movie nights, and more. Whilst there is something for everyone, there is certainly no obligation to participate and home owners 'dip in and out' of activities as they wish.

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 residents 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.



2 bed | Rental Price £2,900

About 27 Gordon Court

A beautifully presented two-bedroom apartment offering a spacious and well-planned layout. The property features a generous living room with direct access to a private balcony, a separate fitted kitchen and two comfortable bedrooms. Bedroom one benefits from excellent wardrobe space, while the apartment also features a separate shower room, additional bathroom and useful storage, providing a practical and comfortable home.

What's is included at the development ?

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The rental payment does not cover external costs such as your Council Tax, electricity or TV. No parking space is included.

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 SERVICE to find out what benefits you may be entitled to e.g. Attendance Allowance £3,500-£5,200pa.
 - Removal Services that can help you declutter and move you into your new home
 - Part Exchange service to help you move without the hassle of having to sell your own home.
- ### Additional Information & Services
- Ultrafast Full Fibre Broadband available
 - Mains water and electricity
 - Electric room heating
 - Mains drainage

