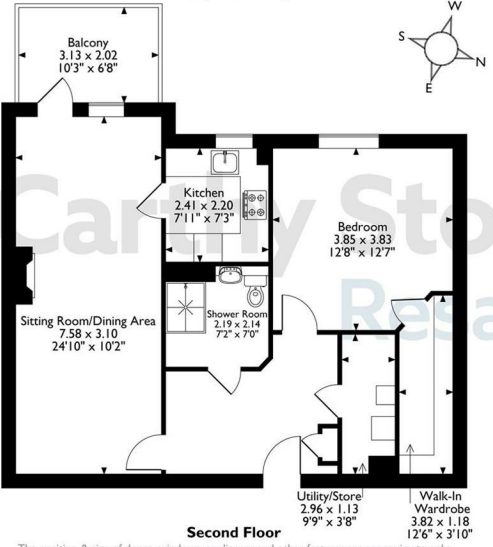
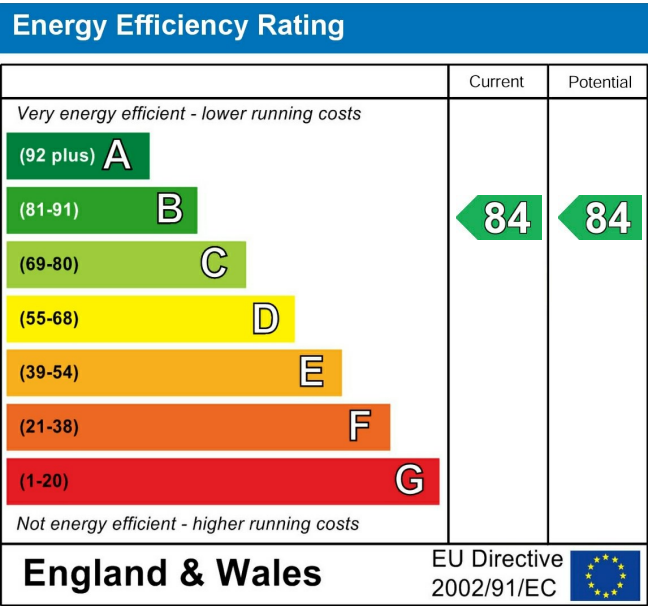
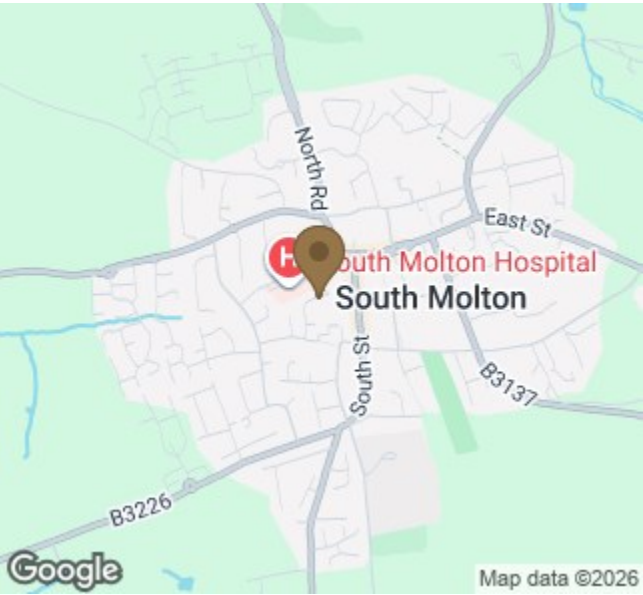


Squires Court, Apartment 33, Raleigh Mead, South Molton, Devon
Approximate Gross Internal Area
66 Sq M/710 Sq Ft



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



33 Squire Court

Raleigh Mead, South Molton, EX36 4FL

1 Council Tax Band: C

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

Asking price £170,000
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
- Walk Out, West Facing Balcony Overlooking Gardens
- Modern Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- Parking Available By Annual Permit (STA)
- 24 Hour Careline & Secure Entry System For Peace Of Mind
- Homeowners Lounge Where Social Events Take Place
- Guest Suite Available For Visiting Friends & Family
- Close To Local Amenities
- House Manager Oversees The Smooth Running Of The Development

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

33 Squire Court, South Molton

 1 |  1 | Asking price £170,000

Squire Court
Squire Court is a ‘Retirement Living’ development providing an independent living environment exclusively for those over 60 years of age and therefore ensuring there are many like-minded home owners. Squire Court offers the level of freedom needed to maintain your independence for longer in your own home, living retirement to the full. It’s so easy to make new friends and to lead a busy and fulfilled life at Squire Court; there are always plenty of regular activities to choose from including; coffee mornings, fitness classes, games and quiz nights, fish and chip supper evenings, themed events and occasional organised trips. 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.

For peace of mind our House Manager provides excellent support to Home Owners whilst ensuring the smooth running of the development. Additionally, the apartments are equipped with a 24-hour emergency call system. All the external property maintenance including gardening and window cleaning is taken care of. In addition to privately owned luxury apartments the development also offers beautiful social spaces such as a communal lounge, landscaped gardens and a guest suite where visiting family and friends can be accommodated for a small charge.

The Local Area
Squire Court is a prestigious development constructed in 2016 by award-winning retirement homes specialist McCarthy Stone and located within under five minutes walk of the excellent amenities of South Molton Town Centre, including a post office, supermarket, independent shops, the very popular Pannier Market held on Thursdays and Saturdays, health centre, dentists, a swimming pool and a library. South Molton also has plenty of places to eat, with traditional fish and chips, fantastic pubs, fine-dining hotels and quirky cafés.

33 Squire Court
Occupying a highly desirable top-floor position, Apartment 33 enjoys a lovely west-facing aspect with a pleasant outlook over the beautifully landscaped communal gardens of Squire Court. Ideally situated within easy reach of the lift and the development’s excellent range of communal facilities, this well-appointed apartment offers both comfort and convenience.

The generously proportioned living room is a particularly attractive feature, with French doors opening onto a private balcony, creating a wonderful space to enjoy the afternoon and evening sunshine while overlooking the gardens. The separate, quality kitchen is well equipped with a comprehensive range of integrated appliances,

while the useful walk-in utility cupboard provides additional storage and houses a washer/dryer.

The spacious double bedroom benefits from a walk-in wardrobe, providing excellent storage, while the well-appointed bathroom features a convenient level access shower.

A beautifully positioned top-floor apartment offering a peaceful outlook, private balcony and easy access to all that Squire Court has to offer.

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

Additional Information & Services

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

Social Lifestyle
The Communal Lounge is at the heart of the community at Squire Court and is where the majority of social gatherings take place. Regular activities can 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 Squire Court is the 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: £3,157.92 per annum (for financial year end 30/06/2027)

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:
Lease 999 years from the 1st January 2016
Ground rent: £425 per annum
Ground rent review date: January 2031

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.

