



## 8, Cheddar Court Station Road, Cheddar, BS27 3DT

### £87,500

\*\*\* BEAUTIFULLY PRESENTED ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT IN THE POPULAR CHEDDAR COURT \*\*\* OWN PRIVATE ENTRANCE \*\*\* OVER 45'S \*\*\* BACKS DIRECTLY ONTO THE BEAUTIFUL COMMUNAL GARDEN \*\*\* BEDROOM \*\*\* LOUNGE/DINER \*\*\* KITCHEN \*\*\* SHOWER ROOM \*\*\* BUILT IN WARDROBES \*\*\* LARGE HALLWAY STORAGE CUPBOARD \*\*\* COMMUNAL GARDENS \*\*\* COMMUNAL LAUNDRY ROOM \*\*\* AMPLE CAR PARKING FOR BOTH RESIDENTS AND VISITORS \*\*\* COMMUNAL LOUNGE AREA FOR SOCIAL GET TOGETHERS AND ORGANISED EVENTS \*\*\* WALKING DISTANCE TO THE CENTRE OF CHEDDAR AND ALL IT'S AMENITIES \*\*\* STUNNING WALKS RIGHT ON YOUR DOORSTEP \*\*\* EPC D \*\*\* COUNCIL TAX BAND B \*\*\* LEASEHOLD \*\*\* NO ONWARD CHAIN \*\*\* 76 YEARS REMAINING ON LEASE \*\*\* GROUND RENT £1,174.16 per year \*\*\* SERVICE CHARGE £2,296.32 per year\*\*\*

Mains electricity, main water and mains drainage, upvc doors and windows

### Lounge/Diner

A rear aspect room with double doors opening to the delightful communal gardens with, feature fireplace and opening to the kitchen.



View From Bedroom

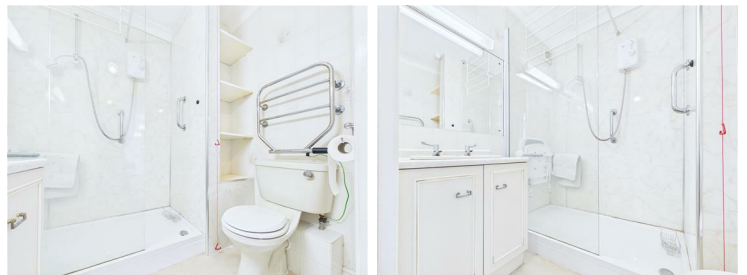
### Kitchen

Featuring modern base and eye units, sink, integrated fridge/freezer, electric oven and extractor fan.



### Bathroom

With a walk in shower enclosure, low level WC and a sink with cupboard underneath.



Communal Gardens



### Bedroom

A rear aspect room looking out over the gardens and with a range of fitted wardrobes and drawers.





Laundry Room



Reception



Communal Lounge



Cheddar Court



Approximate total area<sup>(1)</sup>  
434 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |