



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 55'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

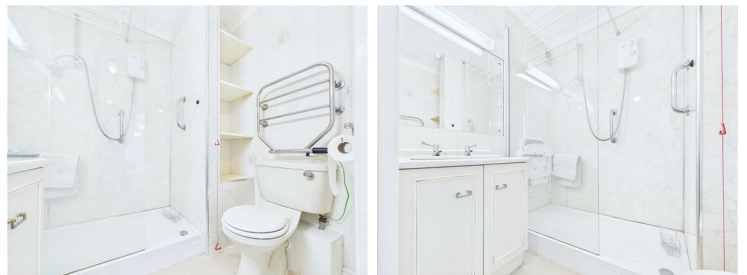
Kitchen

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⁽¹⁾
434 ft²

(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) A		
(81-91) B		
(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	
	63	72

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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