Excellent

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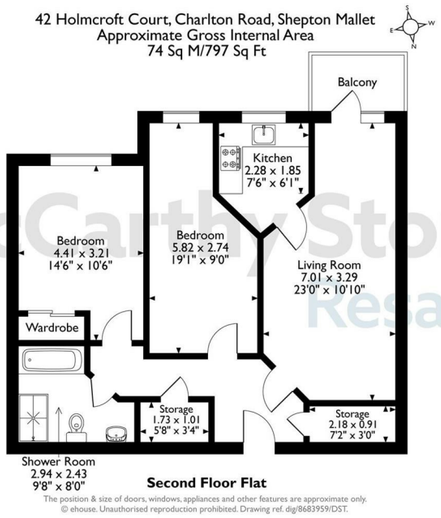
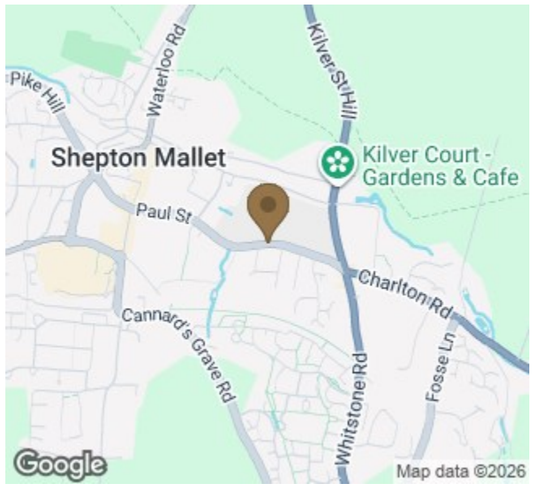
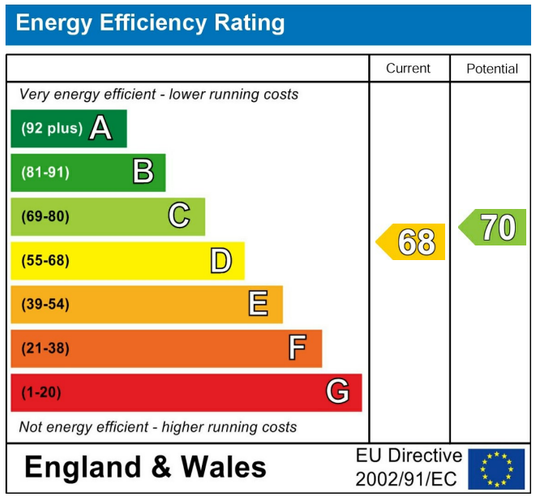
McCarthy & Stone
Resales.







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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

42 Holmcroft Court

Charlton Road, Shepton Mallet, BA4 5FA

2 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 42 Holmcroft 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:

- First Floor Apartment - Lift Access To All Floors
- Walk Out Balcony Overlooking Gardens
- Well Equipped Kitchen With Integrated Appliances
- Two Double Bedrooms
- House Manager Who Oversees The Smooth Running Of The Development
- Beautiful Landscaped Communal Gardens
- Homeowners Lounge Where Social Events Take Place
- Guest Suite Available For Visiting Friends & Family
- 24 Careline System Secure Entry System For Peace Of Mind
- Mobility Scooter Store & Laundry Room

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

42 Holmcroft Court, Shepton Mallet

2 | 1 | Asking price £170,000

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.

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.

42 Holmcroft Court

Situated on the top floor of Holmcroft Court and conveniently located close to the lift, this spacious retirement apartment enjoys a particularly pleasant outlook over the beautifully landscaped communal gardens. A wonderful feature of the apartment is the generous south-facing, walk-out balcony, which is accessed directly from the spacious living room. The living room also benefits from a modern log-effect electric fire, creating a cosy and welcoming focal point, while the balcony provides an ideal spot to sit and enjoy the surrounding gardens.

The well-equipped kitchen is fitted with a range of integrated appliances, while the accommodation further comprises two bedrooms. The principal bedroom benefits from a fitted wardrobe, providing useful storage, while the second bedroom could alternatively be utilised as a study, hobbies room or occasional guest bedroom, depending on individual requirements.

The bathroom is well appointed with both a separate bath and shower, offering flexibility for everyday use. In addition, the apartment benefits from two good-sized storage cupboards, providing valuable additional storage space.

An appealing top-floor retirement apartment combining generous accommodation, excellent storage and a lovely south-facing outlook over the communal gardens.

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

Social Lifestyle

The Communal Lounge is at the heart of the community at Holmcroft Court and is where the majority of social gatherings take place. Regular activities 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

Holmcroft Court boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

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.

Annual Service Charge: £4,259.93 for the financial year ending 31/03/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold

Lease: 125 Years from 1st January 2012
Ground rent £495 per annum
Ground rent review: 1st Jan 2027

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.