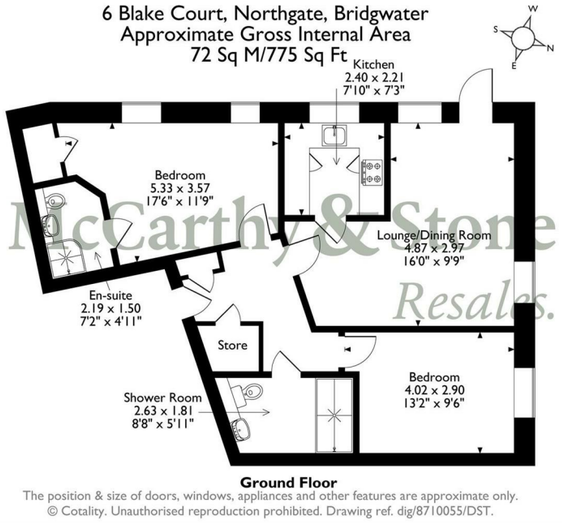
Excellent

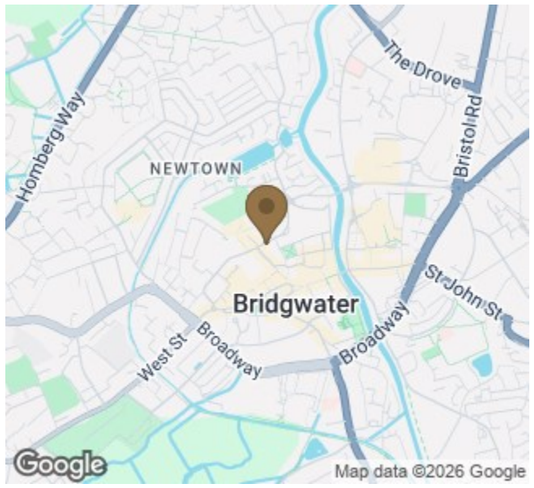
Trustpilot

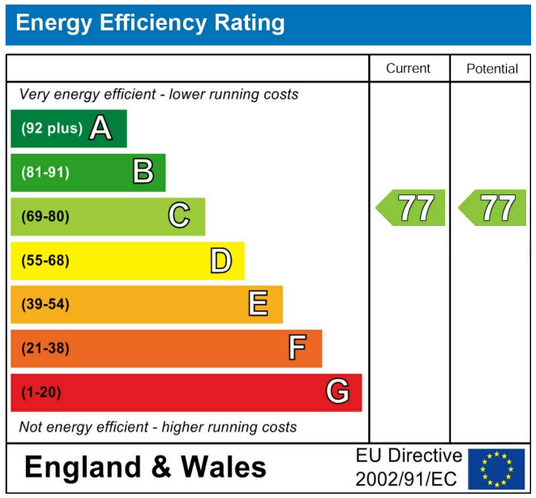
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Ground Floor

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

The Property Ombudsman







6 Blake Court

Northgate, Bridgwater, TA6 3FH

2 2 Council Tax Band: B

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

Asking price £230,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Beautifully Presented Ground Floor Apartment (No Apartment Directly Above)
- Direct Access From Dual Aspect Living Room On To Patio & Gardens
- Modern Kitchen With Integrated Appliances
- Two Double Bedrooms - Principal Bedroom With Walk In Wardrobe & En-Suite Shower Room
- Separate Guests Shower Room
- Stunning Homeowners Lounge Where Social Events Take Place
- House Manager Oversees The Smooth Running Of The Development
- Guest Suite For Visiting Friends & Family
- 24/7 Careline & Secure Entry System For Peace Of Mind
- Conveniently Situated For Access In To Town Centre

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

6 Blake Court, Bridgwater

2 | 2 | Asking price £230,000

Blake Court

Constructed by multi award-winning McCarthy Stone in 2016, Blake Court offers a fantastic independent living opportunity in this 'Retirement Living' development for those aged over 60. Blake Court has a wonderful friendly community feel, with a host of regular activities to enjoy thus making it really easy to meet new friends and to lead a busy and fulfilled life at Blake Court. 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. The property enjoys excellent communal facilities including a super homeowners lounge, scooter store and landscaped gardens.

Living at Blake Court provides both Home Owners and family with the peace-of-mind provided by both the day-to-day support of our house manager who oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. Additionally there is also the excellent guest suite, widely used by visiting family and friends for which a small charge per night applies.

The development occupies a very convenient position close to the heart of the Market Town centre and therefore extremely convenient to all major amenities and bus routes.

6 Blake Court

This beautifully presented ground floor apartment offers spacious, well-appointed accommodation, complemented by the added benefit of a private west-facing patio area which opens directly onto the attractively landscaped communal gardens. Being situated on the ground floor, the apartment also benefits from having no apartment above, adding to its appeal.

The generous dual-aspect living room enjoys plenty of natural light and provides an inviting space to relax and entertain, with doors opening onto the patio, creating a lovely connection between indoor and outdoor living. A further door leads to the modern, well-equipped kitchen, which features a range of fitted units and integrated appliances.

The apartment benefits from two well-proportioned double bedrooms. The principal bedroom enjoys the convenience of a walk-in wardrobe and its own en-suite shower room, while the second bedroom offers excellent versatility and could alternatively be utilised as a separate dining room, hobby room or additional reception space, depending on individual requirements.

A separate guest shower room serves the remainder of the apartment, while a useful walk-in utility/store provides valuable additional storage and practicality.

An added benefit is that all carpets, curtains and blinds are included in the sale price, making this an appealing opportunity for those looking for a well-appointed home with the added convenience of window dressings and floor coverings already in place.

An attractive apartment combining comfortable, versatile accommodation with a particularly lovely outlook and direct access to the communal gardens.

Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage
- No parking space is included within the sale of this apartment.

Social Lifestyle

The Communal Lounge is at the heart of the community at Blake 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 Blake 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

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 that can assist with service charges or living costs.
- 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.

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: £4,928.23 per annum (up to financial year end 30/06/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

Lease Information

Lease Length: 999 years from January 2016
Ground Rent: £495 per annum
Ground Rent Review date: January 2031













