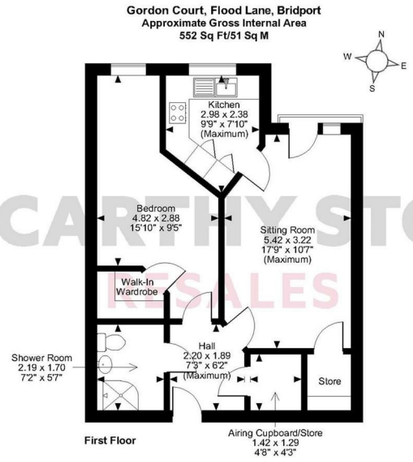
Excellent

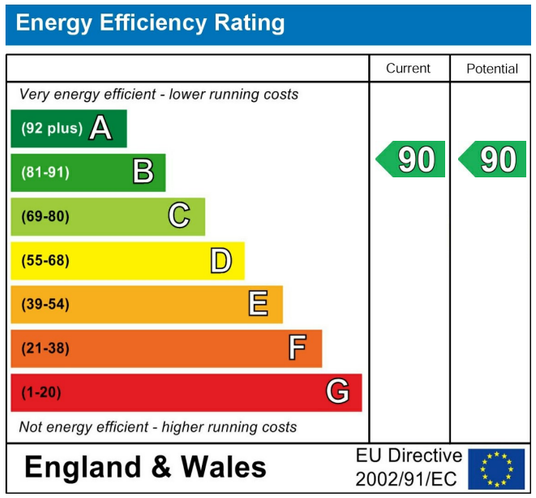
Trustpilot

McCarthy & Stone
Resales.



McCARTHY STONE
RESALES











22 Gordon Court

Flood Lane, Bridport, DT6 3FZ

1 | 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 22 Gordon Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £130,000
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
- Juliet Balcony From Spacious Living Room
- Modern, Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- Modern Shower Room
- Homeowners Lounge & Landscaped Communal Gardens
- Guest Suite For Visiting Friends & Family
- House Manager Oversees The Smooth Running Of The Development
- 24/7 Careline For Peace Of Mind & Secure Entry System
- Close To Amenities and Beach

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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

McCarthy & Stone
Resales.

Trustpilot ★★★★★ Rated Excellent

22 Gordon Court, Bridport

1 | 1 | Asking price £130,000

Gordon Court
Head towards the centre of Bridport town and you'll find Gordon Court , named after Second Lieutenant Colin Graham Gordon, a WW1 soldier that once lived in the parade of houses opposite The development has offers stylish communal facilities including a lounge, guest suite and beautiful landscaped gardens. It's the ideal place to live life well.

This development allows you to downsize and free yourself from the responsibility and burden of cleaning and maintaining a family home. Plus, it allows you to live among a community of like-minded people where you may even make some new friends. While maintaining your independence, you'll also be provided with peace of mind as there is a 24/7 emergency call system and an on-site House Manager during office hours, so help is always on hand, should it be required.

As well as providing you with a safe and secure environment, the gardening and external maintenance of your property is taken care of, this means that you can spend your retirement in the way that you choose. Whether that's socialising in communal areas, enjoying some peace and quiet in your own apartment or exploring Bridport and the Jurassic Coast; it's entirely your choice!

The Local Area
Bridport is a beautiful market town in Dorset, located only 1.5 miles inland from the English Channel near the confluence of the River Brit and the River Asker, its tributary.
Although famous as a rope-making centre and a fishing village, Bridport now has a vibrant arts and culture scene, including an arts centre, a theatre, a cinema and a museum, which means that you'll have plenty to see, experience and explore close to the development.

There are a number of festivals to enjoy, including the Bridport Literary Festival, the Bridport Food Festival, the annual Hat Festival and the Christmas Tree Festival. There's also an annual carnival that includes a car boot sale, a fete, a funfair and an evening of live music. A torchlight procession takes place the next day, when 1,500 torches are carried over two miles to light a bonfire in West Bay. Part of the idyllic Jurassic Coast, the local area is packed with beautiful walks and rambles. In the town itself, you'll also find a football club, a rugby union club and Bridport & West Dorset Golf Club, which includes an 18-hole links golf course, a driving range and a pitch and putt course. For gentler pursuits, you'll also find a swimming club, a water polo club and a couple of bowling clubs.

The transport connections surrounding our retirement homes in Bridport are great for when family and friends come to visit. Exeter and Bournemouth international airports can both be reached in around an hour, while railway stations can be found nearby in Dorchester and Axminster. Locally, you'll also find buses to Powerstock, Axminster, and Dorchester, as well as other towns and villages in the region.

22 Gordon Court
Positioned on the first floor and conveniently located close to the lift, this well-presented retirement apartment offers comfortable and modern living in a desirable setting. The spacious living room features a Juliet balcony, creating a lovely sense of light and space, while providing an attractive outlook.

The modern kitchen is well equipped with a range of fitted units and integrated appliances, while a useful walk-in utility/store cupboard provides additional storage and houses the washer/dryer. The generous double bedroom benefits from a walk-in wardrobe, offering excellent storage, and the modern bathroom is fitted with a convenient walk-in shower.

A well-proportioned and easy-to-maintain retirement apartment, ideally suited to those looking for comfort, convenience and contemporary living.

Additional Information & Services
• Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Social Lifestyle
The Communal Lounge is at the heart of the community at Gordon 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 Gordon Court is the large 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: £4,069.76 per annum (up to financial year end 28/02/2027).

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.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease:
Lease 999 Years from January 2022
Ground Rent: £425 per annum
Ground Rent Review Date: January 2037

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.







