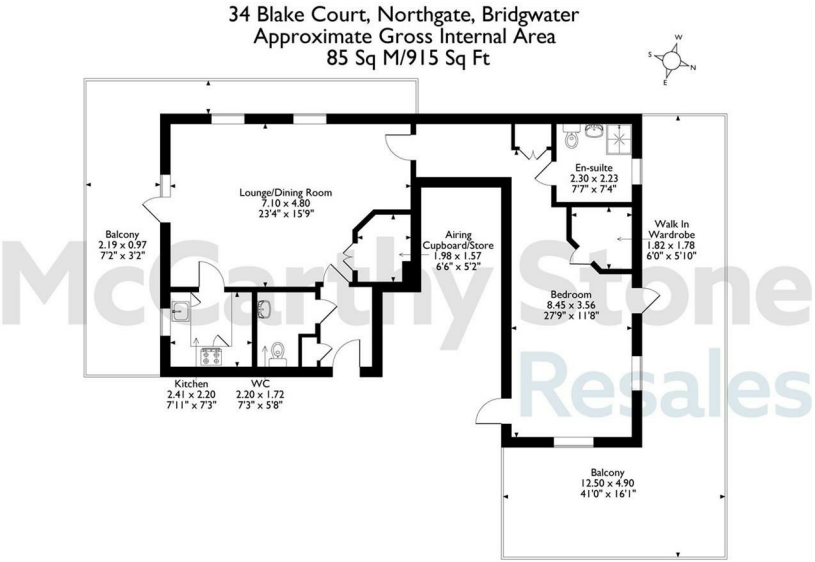
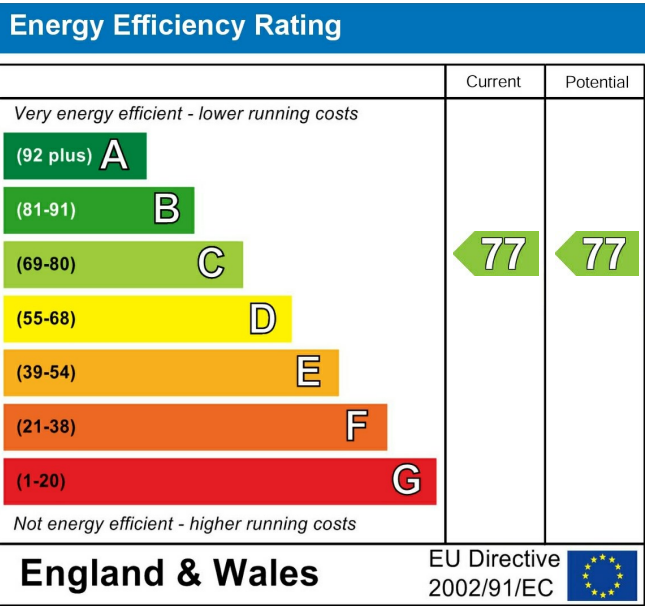
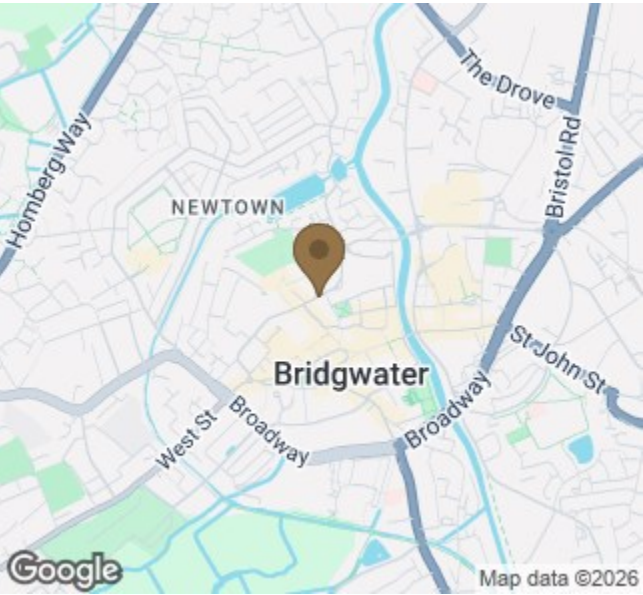




Third Floor
The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544



34 Blake Court

Northgate, Bridgwater, TA6 3FH

Council Tax Band: A

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 34 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 Penthouse Apartment - Lift Access To All Floors
- Two Wrap Around Balconies
- Owned Parking Space
- Double Bedroom With Walk In Wardrobe & En-Suite Shower Room
- Separate Cloakroom & Large Walk In Airing Cupboard/Store
- 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

34 Blake Court, Bridgwater

1 | 1 | 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.

No.34
A unique, penthouse apartment with two large balconies with panoramic views over the town. The accommodation comprises a generous size living dining room, well equipped kitchen with integrated appliances, cloakroom, large bedroom with walk in wardrobe and en-suite shower room.

Entrance Hall
The property is accessed via a solid oak-veneered entrance door, complete with a spy-hole for added security. A security intercom system offers both audio and visual communication with the main development entrance, with video accessible through the homeowner's TV, along with an emergency pull cord.

Cloakroom
Back-to-the wall WC with concealed cistern, pedestal wash-basin with mirror with integral light positioned over.

Living Room
A generous size, dual aspect room with access out on to one of the large balconies. A wall mounted, modern feature fireplace with inset pebble effect electric fire creates a lovely focal point. A feature glazed paneled door leads to the kitchen. A spacious walk-in storage cupboard is fitted with lighting and shelving, and houses the Gledhill water cylinder, which supplies domestic hot water. A concealed 'Vent Axia' heat exchange unit is also located within, along with a washer/dryer.



Balcony
One of the generous size, wrap around balconies with far reaching views over the town and towards the Quantock Hills. Plenty of space for table, chairs and pots.

Kitchen
Double-glazed window with fitted blind. Excellent range of contemporary soft white fitted units with contrasting laminate worktops and matching splashback up-stand incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with stainless steel chimney extractor hood over and modern glass splashback, waist-level oven, concealed dishwasher and concealed fridge and freezer. Ceiling spot light fitting, and tiled floor.

Double Bedroom
A generous size, dual aspect double bedroom with glazed patio door opening on to one of the large balconies. Further doors open to the en-suite shower room, walk in wardrobe and further store. A further door provides another exit point out of the apartment back on to the developments corridor.

Balcony
A further generous size balcony with views of the historic part of Bridgwater and beyond. Plenty of space for table, chairs and pots.

Shower Room
Modern white suite comprising; level access, walk-in shower with both raindrop and conventional shower attachments, back-to-the wall WC with concealed cistern, vanity wash-basin with under sink cupboard and mirror with integral light positioned over. Obscured double glazed window, emergency pull cord, heated ladder radiator, extensively tiled walls and fully tiled floor,

Parking
No.34 is being sold with a privately owned parking space.

Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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: £3,285.46 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. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease Information
Lease Length: 999 years from January 2016
Ground Rent: £425 per annum
Ground Rent Review date: January 2031

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.

Disclosure
We hereby declare, as per section 21 in the Estate Agents Act 1979, that the seller is connected to an employee of McCarthy Stone

