Excellent

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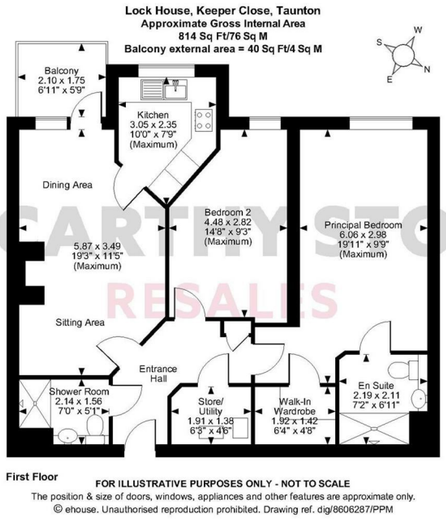

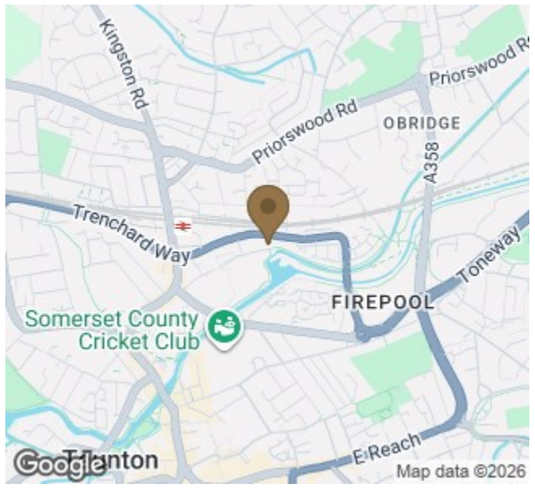

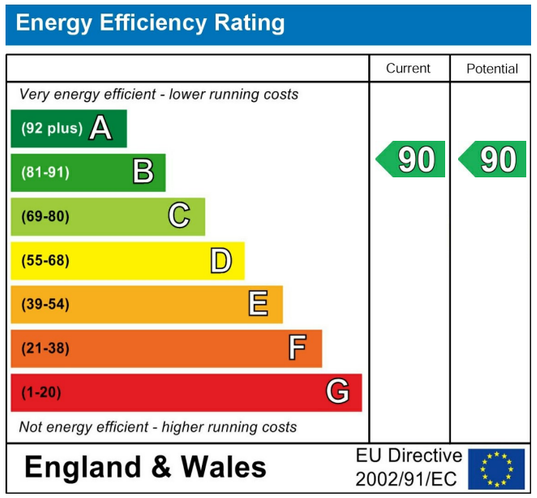

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

22 Lock House

Keeper Close, Taunton, TA1 1AX

2 2 Council Tax Band: E

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 Lock House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £270,000
Leasehold

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

Why you'll love living here:

- First Floor Retirement Apartment - Lift Access To All Floors
- Two Double Bedrooms - Principal Bedroom With En-Suite Shower Room & Walk In Wardrobe
- West Facing Walk Out Balcony
- Owned Parking Space
- Homeowners Lounge Where Social Events Take Place
- Communal Rooftop Terrace
- Communal Gym
- Guest Suite Available For Family & Friends
- Excellent House Manager Oversees The Smooth Running Of The Development
- 24/7 Careline & Secure Entry System

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

22 Lock House, Taunton

2 | 2 | Asking price £270,000

Lock House

Lock House is a 'Retirement Living' development providing an independent living opportunity for those over 60 years of age with the day-to-day support provided by our excellent House Manager who overseas 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. The development enjoys excellent communal facilities including a fantastic homeowners lounge, a communal rooftop terrace and fantastic gym for homeowners to enjoy. There are also landscaped gardens and a decked terrace. There is also a super guest suite for visiting family and friends for which a small charge per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Lock House; there are always plenty of activities to choose from bringing neighbours and friends together on a regular basis. Whilst there is something for everyone there is certainly no obligation to participate and home owners can throw themselves in to every activity or social gathering, or equally remain at private as they wish.

The Local Area

Lock House occupies an excellent location with plenty of amenities close by including the Orchard Shopping Centre and Morrisons,. This is very much an 'up and coming' area of Town with a vibrant local community and an eclectic choice of local shops, cafes bars and restaurants.. Taunton Station is only 0.2 miles away with regular train service to Bristol, Penzance, London, Cardiff and more - perfect for a day out. For a leisurely stroll, the scenic Victoria Park is 0.6 miles away in the heart of this thriving County Capital Town.

With so much to see and do, Taunton is a perfect location for you to enjoy your retirement. A county town with a rich and interesting history, it offers the best of modern amenities whilst being a short bus or car journey away from the beautiful Quantock Hills. This welcoming and friendly town hosts a wide range of events all year round including the popular Taunton Flower Show, The Rural Living Show and is the birthplace of Taste of the West. It is also home to the ever popular Somerset County Cricket Club.

22 Lock House

Occupying a desirable position within Lock House, No.22 is a spacious and well-appointed apartment enjoying a lovely west-facing aspect and the benefit of an attractive private balcony.

The generous living/dining room provides a bright and welcoming space in which to relax and features a modern feature fireplace, with glazed doors opening directly onto the balcony. The modern fitted kitchen is well equipped with a range of integrated appliances.

The apartment offers two comfortable double bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and en-suite shower room. A separate guest shower room provides additional convenience for visitors.

Ideally positioned close to the lift, No.22 combines spacious accommodation with a desirable west-facing balcony and the added benefit of an owned parking space, making this an appealing apartment within the development.

Additional Information & Services

- Superfast fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Parking

No.22 has its own allocated parking space.

Social Lifestyle

The Communal Lounge is at the heart of the community at Lock House 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. There is also a communal gym, located on the top floor, with access out on to the roof terrace.

Landscaped Gardens

One of the main social hubs of Lock House is the large decked area accessed from the communal lounge. 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.

Lease

Ground Rent: £495 per annum
Ground Rent Review Date: January 2032
Lease 999 Years from January 2017

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: £4,137.46 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.

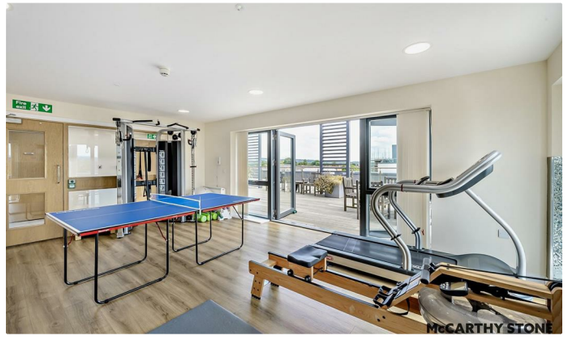
Moving Made Easy

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.