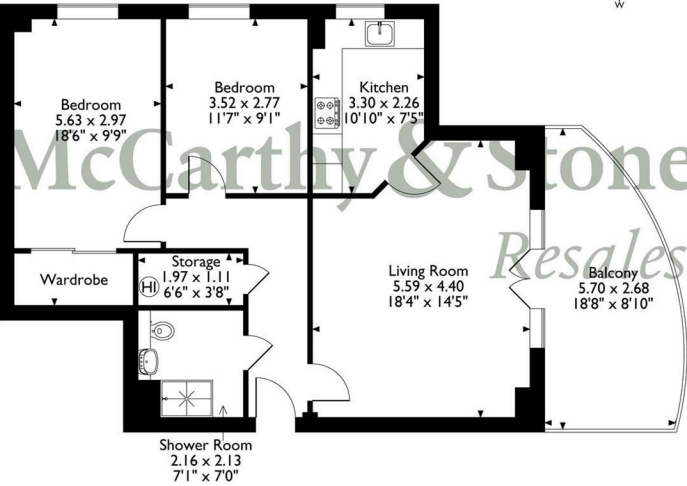
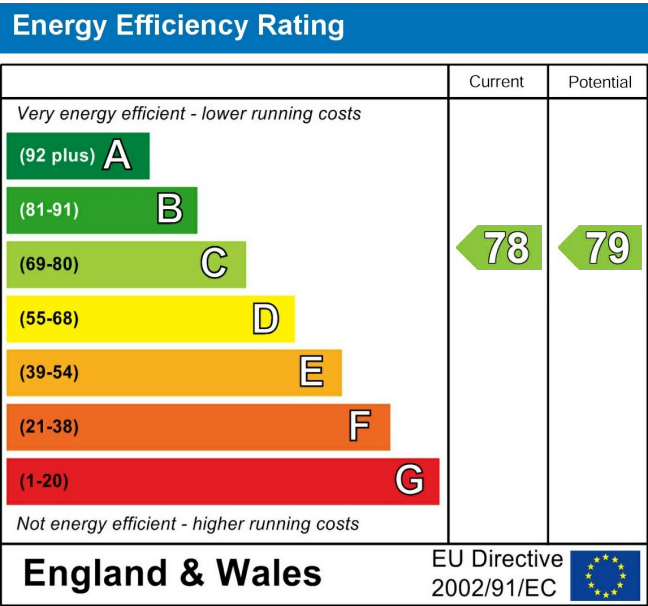
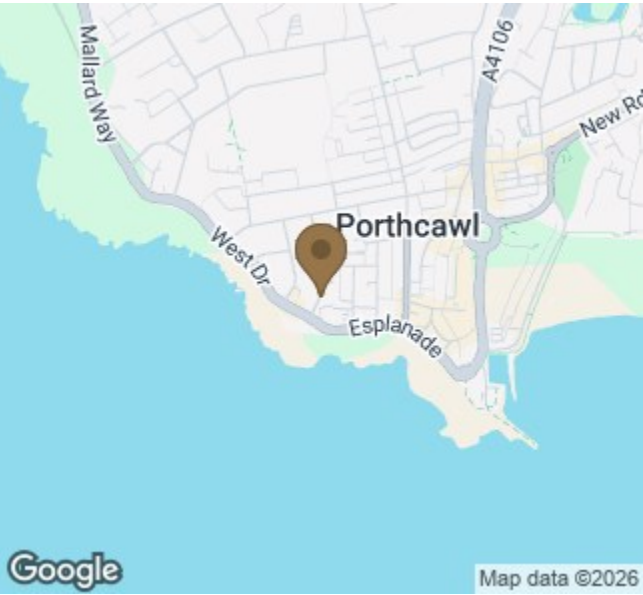


15, Middleton Court, Picton Avenue, Porthcawl, Pen-y-bont ar Ogwr
Approximate Gross Internal Area
73 Sq M/786 Sq Ft



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



15 Middleton Court

Picton Avenue, Porthcawl, CF36 3BF

2 1 Council Tax Band: F

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

Asking price £340,000
Leasehold

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

Why you'll love living here:

- Stunning two-bedroom retirement living apartment
- House Manager
- 24 Hour careline system
- Homeowners lounge
- Landscaped gardens
- Lifts to all floors
- Laundry
- Underfloor heating
- Camera Door Entry System

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

15 Middleton Court, Porthcawl

 2 |  1 | Asking price £340,000

Middleton Court

Constructed in mid-2013 to a contemporary style by renowned retirement home specialists McCarthy and Stone and occupying a very convenient position close to the Esplanade, shops and bus routes, Middleton Court provides a fantastic lifestyle living opportunity for the over 60's. A 'retirement living' development designed for independent living with the peace-of-mind provided by 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. There is also the excellent guest suite widely used by visiting family and friends for a small fee.

The property enjoys excellent communal facilities including a super homeowners lounge, scooter store and landscaped gardens.

This spacious 2 bed Apartment is located on the first floor with views of the sea. A good-sized living room has access to a patio area. There are two double bedrooms, bathroom, a well fitted kitchen complete with integrated appliances and a modern wet room with a level access shower.

Property Overview

This immaculate two-bedroom, first floor apartment enjoys a desirable south westerly aspect from the walk-out balcony, overlooking the sea. The spacious lounge is bright and inviting with large windows to the balcony offering stunning views. The accommodation also features a modern fitted kitchen with integrated appliances and granite worktops. There is a generous double bedroom with mirrored wardrobe, a second bedroom which could be used as a hobby room or study and a contemporary shower room. A generous utility room offers plenty of storage space.



Social Lifestyle

The Communal Lounge is at the heart of the community at Middleton Court and is where the majority of social gatherings take place. Regular activities include; card evenings, coffee mornings, a 'knit and natter' group and seasonal and themed events. 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 Middleton Court is the large seating area with tables and chairs where barbecues are hosted when weather permits. 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.

Additional information & services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such



as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Please contact your Property Consultant or House Manager for further details.

Annual service charge of £4,616.95 due for review in March 2027.

Lease information

125 Years from 2013

Ground Rent £495 per annum

Ground Rent review 2028

Parking

Car parking is available with a yearly permit at a charge of around £250 per annum.

Moving Made Easy & Additional Information

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 CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR
PROPERTY CONSULTANT

