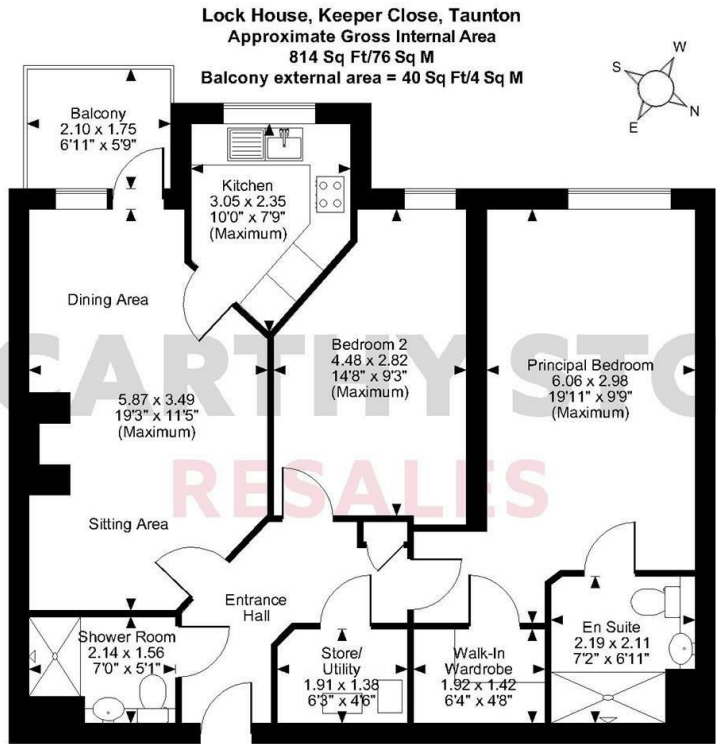


22 Lock House

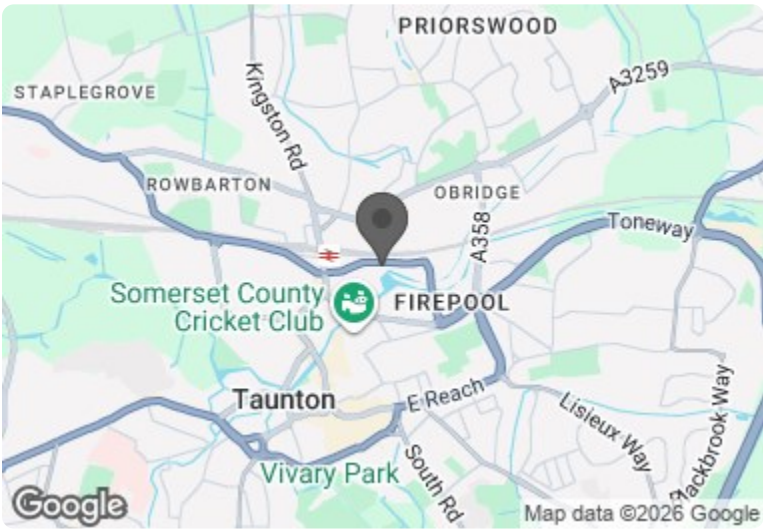
Keeper Close, Taunton, TA1 1AX

PRICE
REDUCED



First Floor
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £270,000 Leasehold

South/South Westerly facing first floor, two bedroom retirement apartment with walk out balcony, owned parking space and master bedroom with en-suite shower room.

Energy Efficient *Pet Friendly*

Call us on 0345 556 4104 to find out more.

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. Please contact the Property Consultant for further information. 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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 Limited.



Lock House, Keeper Close, Taunton,

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 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. 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.

Entrance Hall

Having a solid Oak-veneered entrance door with spy-hole. Security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord. Useful utility cupboard with light, shelving, Gledhill boiler supplying hot water, 'Vent Axia' heat exchange unit and automatic washer/dryer. Separate shallow cupboard with meters. Feature glazed panelled door to Living Room.



Living Room

With a double-glazed French door and side panel opening onto the South/South Westerly facing balcony. Feature fireplace with inset electric fire. A feature glazed panelled door leads to the kitchen.

Kitchen

Double-glazed window. Superb range of soft white gloss-fronted fitted units with under unit lighting, contrasting worktops and matching upstands incorporating a stainless steel inset sink unit. Comprehensive integrated appliances comprise; a four-ringed hob with a contemporary glass splashpanel and stainless steel chimney hood over, waist-level oven and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

Master Bedroom

Double-glazed full length window. Large walk-in wardrobe with auto-light, hanging rails and shelving. Door to en-suite shower room.

En-Suite Shower Room

White suite comprising; level access, walk-in shower with both 'Raindrop' and conventional shower heads, a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface and mirror with integral light above, ladder radiator, emergency pull cord, ceiling spot lights, extensively tiled walls and tiled floor.

Bedroom Two

A further double bedroom with full length double glazed window.

Shower Room

White suite comprising; shower cubicle with both 'Raindrop' and conventional shower heads, a back-to-the wall WC, vanity wash-basin with cupboard unit below and work surface and mirror with integral light above. Ladder radiator, emergency pull cord, ceiling spot lights, extensively tiled walls and tiled floor.

Parking

No.22 has its own allocated parking space.

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



2 Bed | £270,000

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

Lease

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

Additional Information & Services

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

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.



PRICE
REDUCED