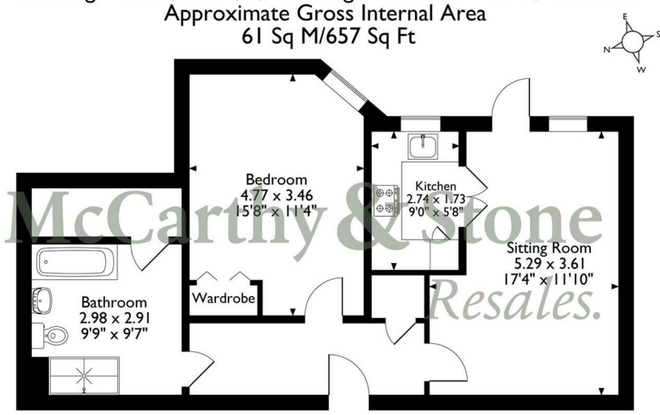
Excellent

Trustpilot

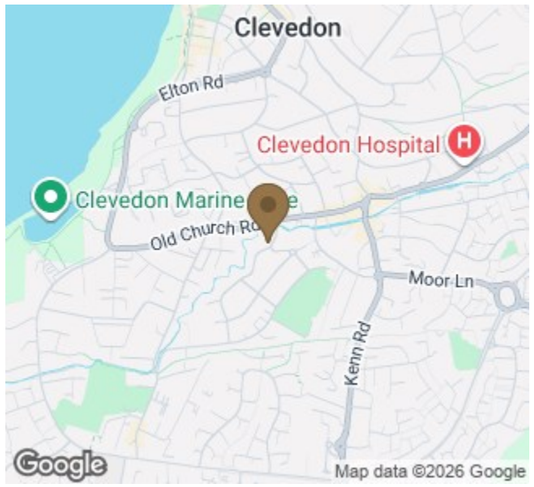
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Resales.

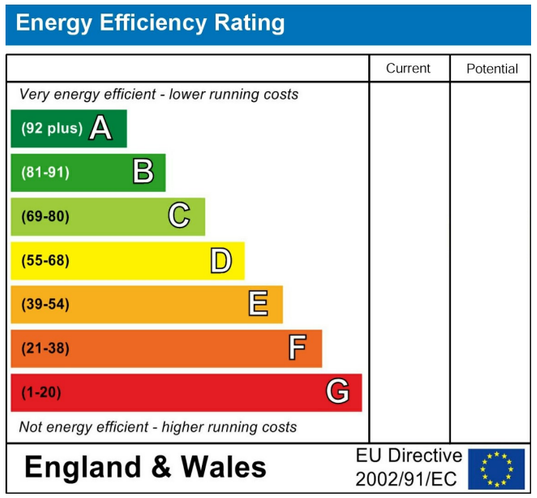
Coleridge Court, Flat 7, 2, Coleridge Vale Road North, Clevedon
Approximate Gross Internal Area
61 Sq M/657 Sq Ft



Ground Floor Flat

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

The Property Ombudsman







7 Coleridge Court

Coleridge Vale Road North, Clevedon, BS21 6FL

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

Asking price £199,950
Leasehold

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

Why you'll love living here:

- Ground Floor Apartment - Prime Position Within The Development
- Direct Access Onto An Easterly Facing Patio
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Fitted Wardrobe
- Guest Suite Available For Visiting Friends & Family
- 24/7 Careline Facility & Secure Entry System For Peace Of Mind
- Homeowners Lounge Where Social Events Take Place
- Convenient Location
- House Manager Looks After The Day To Day Running Of The Development
- Laundry Room & Mobility Scooter Store

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

7 Coleridge Court, Clevedon

1 | 1 | Asking price £199,950

Coleridge Court
Coleridge Court in Clevedon is a McCarthy Stone development specifically designed for the overs 60's wishing to live independently but enjoying the benefit of your own home, free from worries about external maintenance but with added support and security providing beneficial peace-of mind for both Home Owners and family alike.

There is a dedicated House Manager on site during working hours to oversee the smooth running of the development. A 24 hour careline is a comforting feature and the development has a camera door entry.
The communal facilities include an excellent homeowners' lounge which is a great place to socialise with fellow home owners and friends and to enjoy the many regular activities that take place. Although, quite naturally, there is no obligation to join in and Home Owners can retain as much privacy as they wish.

Visiting family and friends can extend their stay and be accommodated in the lovely Guest Suite for a very small nightly charge. There are landscaped gardens abutting the Land Yeo River that provide a peaceful distraction on a warm day.

The Local Area
Coleridge Court just couldn't be any more conveniently situated to local amenities including shops, supermarkets, cafe's bars and restaurants. The seafront, Salthouse Fields, Marine Lake and the starting point of some lovely coastal walks are less than a mile away.

7 Coleridge Court
Occupying a prime ground floor position, this larger-than-average one-bedroom apartment is beautifully situated close to the development's fantastic facilities.

The well-proportioned accommodation enjoys an attractive easterly aspect, with the spacious living room featuring a modern fireplace with an inset coal-effect electric fire, creating an attractive focal point. A French door provides direct access onto a pretty private patio area, perfect for enjoying the morning sunshine. The separate kitchen is well equipped with a range of fitted units and integrated appliances, while the generous double bedroom benefits from a fitted wardrobe.

The particularly spacious bathroom offers the added convenience of both a separate bath and shower, together with a useful store. A further separate airing cupboard/store is also accessed from the entrance hall, providing excellent additional storage.

Parking:
Parking is free of charge and on a first-come, first-served basis. There is also on-street parking immediately outside the development.

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

Social Lifestyle
The Communal Lounge is at the heart of the community at Coleridge Court and is where the majority of social gatherings take place. Regular activities 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 Coleridge Court is the 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

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.

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: £3,251.53 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 .

Leasehold
Lease 125 Years from the 1st June 2008
Ground Rent: £731 per annum
Ground Rent Review Date: June 2038













