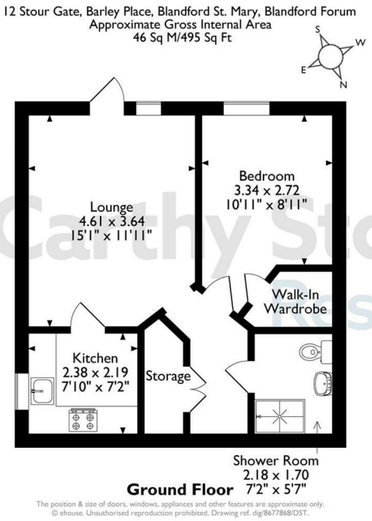
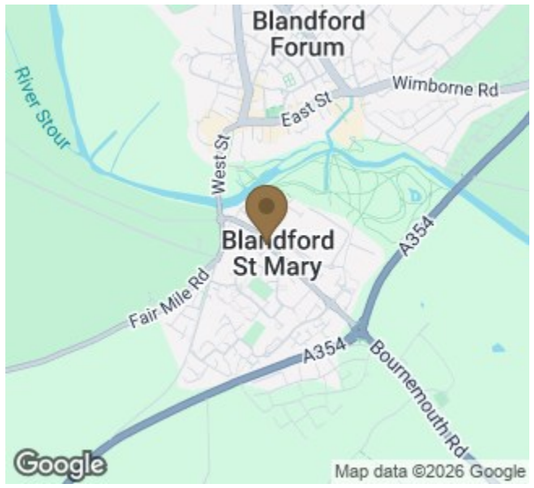
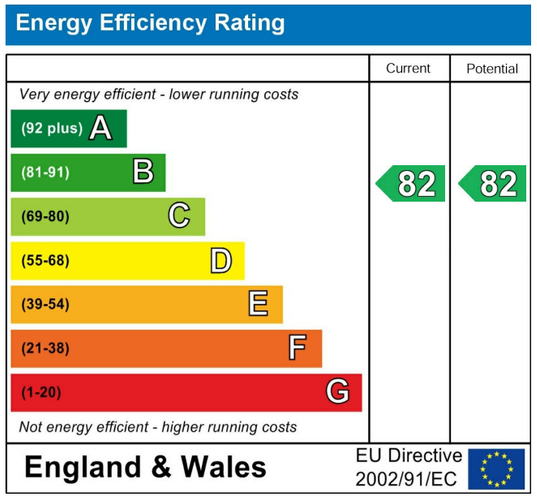
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







12 Stour Gate

Barley Place, Blandford Forum, DT11 9GN

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 12 Stour Gate could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £245,000
Leasehold

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

Why you'll love living here:

- Private Patio Area
- Modern 'like new' Apartment
- Integrated ultra efficient heating, water heating and heat recovery units
- Beautiful communal gardens
- Spacious Communal Lounge
- Integrated fire and intruder alert systems
- An on-site House Manager to support you with any queries and concerns during office hours
- Super insulation so the property is warm in winter and cool in summer
- Pets Allowed
- Close to local amenities

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

12 Stour Gate, Blandford Forum

1 | 1 | Asking price £245,000

Stour Gate

Exclusive to the over 60s, this retirement development consists of 45 one or two-bedroom apartments conveniently tucked away in a peaceful location close to the banks of the river Stour in historic Blandford St. Mary, Dorset, on the site of the old brewery. The apartments to the rear of the development overlook the beautiful Green Flag awarded Stour Meadows.

Easy independent living for the over 60s

All our retirement property is cleverly designed with smart yet stylish features, like easy turn taps, to make life easier now and in the future. Low maintenance, warm and elegant, with the latest security and safety features built in, most of our homeowners enjoy cheaper bills too.

This apartment benefits from a private patio area and offers access to attractive communal spaces including the beautiful lounge with Wi-Fi and a state-of-the-art audio and video system plus a gorgeous garden area with seating. You're looked after by the friendly on-site manager and these shared spaces are filled with (entirely optional) events, parties and clubs. Parking is available and well-behaved pets are welcome too.

Property Overview

This stylish one-bedroom apartment offers modern living in a bright and airy space. The kitchen, dining, and living areas are designed for both comfort and functionality, with glazed doors that flood the space with natural light. The main living area benefits from being dual aspect and letting in natural light, a double glazed door leads out onto a private patio area perfect for enjoying the sunshine. A further door leads to the kitchen which is fully fitted with appliances including waist-height ovens so there's less bending with heavy dishes, a window over the sink area provides natural light. The spacious double bedroom has a walk in wardrobe with both hanging space and shelving providing excelent storage. The Shower room has a beautiful contemporary design with sleek fixtures and fittings, Flooring with low slip potential, Walk in shower with a low profile shower tray for easy access, Slightly raised 'comfort height' toilets for ease of use.

Social Lifestyle

The Communal Lounge is at the heart of the community at Stour Gate 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 Stour Gate is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons. With accessible raised beds green fingered home owners are also welcome to get involved and have a potter.

"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

Additional Information and Services

Super fast broadband available
Digital personal alarms connected to emergency assistance 24/7
Integrated fire and intruder alert systems
Integrated ultra efficient heating, water heating and heat recovery units
Super insulation so the property is warm in winter and cool in summer – while saving you money on energy bills
An on-site House Manager to support you with any queries and concerns during office hours.

Service Charge

Your service charge covers the services and amenities you enjoy at this development for a safe, comfortable, sociable and happy retirement. It includes things like wages for your on-site team, security systems and keeping communal spaces and gardens spick and span—and it's all provided at cost price.

What is included in the service charge -
Electricity, heating and lighting (communal areas)
Maintenance of building and gardens
Development staff
Professional Fees
Water and sewage (communal areas and apartments)
Building insurance
Future maintenance fund
Emergency call system

The service charge is £3,289.31 per year for financial year ending in February 2027, it is reviewed Annually.

Parking

A parking space is not included with this apartment.

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.













