



GIBBINS RICHARDS
Making home moves happen



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Flat 2, Homecastle House, Chandos Street, Bridgwater TA6 3DL
£50,000

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*** A purpose built ground floor retirement apartment ***
Convenient location * Within walking distance of the town
centre and river * On-site facilities * Resident House Manager *
Communal gardens & Parking *
Stairs lift system and personal door *

Homecastle House is a retirement complex for the over 55s, which is located close to the town centre itself. The property benefits from a resident, House Manager, a careline alarm service, lift system, communal lounge, laundry room, communal garden area and communal parking.

The property is one of thirty two apartments, which is set over four floors and this particular apartment benefits from its own ground floor door onto West Quay which is a very short walk of the town centre itself. Blake Gardens and King Square are also a short walk away.

Please note, there are six parking spaces on a first come, first serve basis, but permit parking is available close by at approximately £60 a year (for more details regarding the parking permit, please contact Somerset Council's website).

Tenure: Leasehold / Energy Rating: C / Council Tax Band: A

Ground floor retirement apartment for the over 55s

Secure entry system

Lift system

Residential House Manager

Electric heating

On-site facilities

24 hour call care system

Leasehold

Communal Entrance

Entrance Hall

Lounge

Kitchen

Double Bedroom

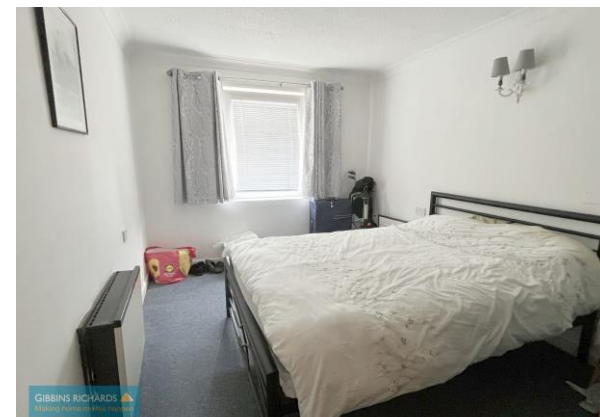
Shower Room

TENURE & OUTGOINGS

Secure entry system into a communal hall with stairs or lift to the lower ground floor. The property also benefits from its own personal entrance from Chandos Street. Entrance door to;

Large airing cupboard.
 17' 5" x 10' 6" (5.30m x 3.20m) Door to front.
 7' 5" x 5' 6" (2.26m x 1.68m)
 14' 0" x 8' 10" (4.26m x 2.69m) Recessed double wardrobe unit. Storage heater.
 6' 8" x 5' 3" (2.03m x 1.60m) including shower enclosure, vanity wash basin, WC, extractor fan and wall fan heater.

This property is 'leasehold' with an original term of 99 years from 1st September 1984 (the Agent understands that the Lease can be extended for approximately £6,000). The current service charge is levied at £3,500 per annum with the addition of an annual ground rent charge of £450. Full details of the Lease and charges can be sought via your legal representative.



TOTAL FLOOR AREA: 438 sq. ft. (40.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. The services, systems and appliances shown herein have not been tested and no guarantee is made regarding their condition or performance. Please refer to the relevant legal documents for full details.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
 We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
 Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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