



Carlton Court

Blenheim Road, Minehead, Somerset, TA24 5PL

**WILKIE MAY
& TUCKWOOD**

A one double bedroom second floor retirement apartment situated with a purpose-built development close to Minehead town centre. The property is offered for sale with NO ONWARD CHAIN.

DESCRIPTION: one double bedroom second floor retirement apartment situated within a purpose-built development close to all town centre amenities and the lovely Blenheim Gardens. Built by McCarthy & Stone, the development comprises 41 properties arranged over three floors, each served by a lift. The property benefits from electric storage heaters throughout, a good-sized Lounge with Juliet balcony, a large Bedroom, a residents' lounge, guest suite, laundry room, security entry system, communal gardens and communal off road parking. There is also a Manager on the site who can be contacted from various points within each property in the case of an emergency. For periods when the Manager is off duty, there is a 24 hour emergency call system. It is a condition of purchase that residents be over the age of 60 years.

The accommodation comprises in brief: Entrance through front door into Entrance Hall with two storage cupboards, 24 hour care line cord and doors into the Lounge, Bedroom and Shower Room. The Lounge is a good-sized room with electric storage heater, telephone point, aerial point, Juliet balcony with an aspect to the side affording views towards the town centre and window with an aspect to the front. Double doors lead into the Kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated oven/grill, electric hob, extractor, heater and window to the side. The Bedroom is a large L-shaped room with fitted mirrored wardrobe, telephone and aerial points, electric storage heater and window with an aspect to the front. There is also space for a study area. The Shower Room is fitted with a suite comprising large

Shower cubicle, low level wc and wash hand basin. There is also an extractor fan and heater.

ACCOMMODATION (all measurements are approximate)

LOUNGE 16'7" (5.05m) x 10'2" (3.09m)

KITCHEN 7'4" (2.23m) x 5'8" (1.72m)

L-SHAPED BEDROOM 17'6" (5.33m) x 13'3" (4.03m)

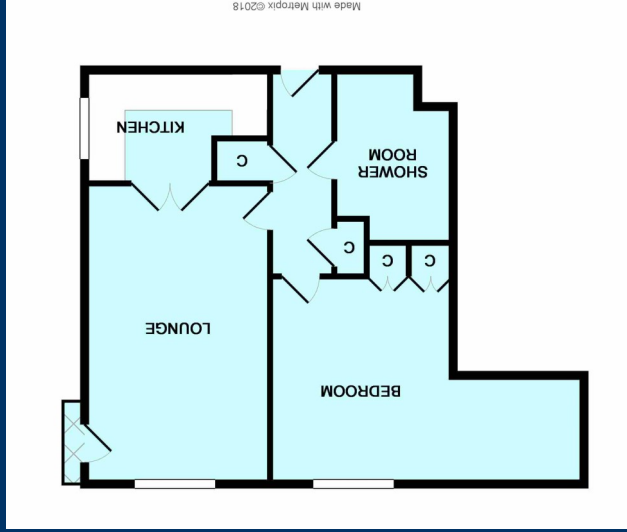
max into recess

SHOWER ROOM 6'9" (2.05m) x 5'6" (1.67m)

DIRECTIONS: From our office in Park Street turn right and then left into The Parade. Take the second turning on the left into Blenheim Road where Carlton Court will be found after a short distance on the left hand side.

AGENTS NOTE: The property is leasehold and is held under the terms of a Lease dated the 4th October 2006 granted for the term of 125 years from the 1st May 2004 subject to the payment of an annual ground rent which as at January 2018 is £385 and an annual service charge which as at January 2018 is £2,210.50.

IMPORTANT NOTICE Wilkie May & Tuckwood for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them or give any representations or warranties in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **THE PROPERTY MISDESCRIPTIONS ACT 1991** The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor. **8. Financial Evaluation** At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. **MEASUREMENTS AND OTHER INFORMATION** All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.



**Carlton Court, Blenheim Road,
Minehead, Somerset TA24 5PL**

£125,000

GENERAL REMARKS AND STIPULATION

Tenure: Leasehold
Council Tax Banding: C
Energy Rating: B



**WILKIE MAY
& TUCKWOOD**

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