

Tamar Court, Tamar Road, Weston-Super-Mare, Somerset. BS22
6BU

£95,000 Leasehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

***FOR OVER 55'S ONLY ***

HouseFox Estate Agents are pleased to offer this bright, modern, spacious one bedroom apartment is now available in Worle through Shared Ownership.

If you're looking to downsize your home, or you're simply looking for added comfort and independence, buying your next home at Tamar Court could be perfect for you. When homes become available at Tamar Court, they will be available for a 75% share. There will be no rent payable on the remaining 25% share which will be retained by Alliance Homes. You'll pay a weekly service charge covering communal repairs and maintenance, buildings insurance and a meal plan. Your service charge will also cover your heating, electricity and water usage too.

The property available in situated on the first floor comprises of an entrance hall, a large living room, a separate modern kitchen, one double bedroom and a bathroom.

Perfect for couples and singles. Outside, you can relax in the communal gardens or park your car in the available spaces on a first come first served basis.

Tamar Court has been designed to make living a little easier, and finished to the highest standards, offering a range of excellent on-site facilities. This stylish development offers an on-site restaurant, pamper room, relaxation gardens and three communal lounges. The scheme has lifts throughout the building as well as an assisted spa bathroom.

You'll feel safe and secure at Tamar Court with its video entry system, so you can see visitors from your door entry phone before letting them in. Sophisticated fire and smoke detection systems are fitted in all apartments and throughout the communal areas. All your safety and security features, as well as communal maintenance, is covered by your service charge.

Living in Worle, Weston Super Mare, offers a unique blend of comfort and convenience. This location is characterised by its tranquil residential atmosphere, making it an ideal setting for families and individuals alike.

Residents benefit from easy access to local amenities, including shops, schools, and parks, while the nearby coastline provides opportunities for leisure and recreation. The community is well-connected by public transport, ensuring that both the vibrant town centre and surrounding areas are within reach. Overall, this address presents a harmonious living experience in a desirable part of Weston Super Mare.

FEATURES

- Modern Over 55's Gated Community
- First Floor One Bedroom Apartment
- Balcony
- Gorgeous Communal Gardens and Living Areas
- Car Park
- Care link response/call system plus an on-site manager 9am- 5pm Monday to Friday
- 75% Equity Share
- EPC - B



ROOM DESCRIPTIONS

Communal Entrance

Electric sliding doors open to communal shares space with Lounge & Dining room off. Further secure doors to living accommodation & upper floors.
Private entrance door to flat 20.

Hall

Spacious hall with wall mounted video intercom and emergency call system. Cupboard housing modern gas combi boiler.

Living Room

Large picture window with pleasant views. Fireplace housing electric fire. Door to balcony & open-plan to kitchen area. Useful large storage cupboard.

Kitchen

Modern white gloss kitchen with built-in fridge freezer, eye level Zanussi oven and hob with extractor hood over.. Integrated dishwasher, sink & drainer. Internal window to communal hallway.

Bedroom

Range of fitted furniture, window overlooking balcony with views beyond. Door to Wet room.

Wet room

Spacious room ideal for wheelchair user with low level WC, wash hand basin & walk-in mains operated shower. Part tiled walls.

Charges & Lease

Available for £95,000 for 75% share based on the marketing figure of £126670

Monthly rent - £0.00

Monthly Service Charge - £762.47

Total Monthly Charge - £762.47 plus mortgage if required for 75% share.

An annual rent increase takes place every April.
116 years left on the lease (@ 2025)

Eligibility

- Don't currently own your own home
- Are over the age of 55
- Are unable to buy a suitable property that meets your needs on the open market
- Have enough savings or access to enough funds to put towards your deposit, purchasing expenses and living costs
- Reside or have definite reason to live within the UK
- Have a gross household income of less than £80,000 per year.

The service charge is £762.41 for a single applicant. This covers your daily meal plan, the lighting, heating, and water in your property, as well as maintenance and cleaning of the communal areas and gardens, and buildings insurance. It also includes the payment towards the hardware for the emergency call system.

The remaining length of the lease on a property (116 years in this case) can impact the availability of mortgages to prospective purchasers and the future saleability of the home. We recommend that you speak to your solicitor and your financial advisor to ensure that the lease length is suitable for your needs.

Agents Note

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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