

# Bluestone Court

Street, BA16 0NF

COOPER  
AND  
TANNER



## Guide Price £135,000 Leasehold

Spacious One-Bedroom Over 60's Apartment in Bluestone Court, Street With No Onward Chain And Walking Distance Of Amenities

# Bluestone Court Street BA16 0NF

 1  1  1 EPC B

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### ACCOMMODATION:

The property has bright and spacious accommodation throughout, including a large double bedroom with a built-in wardrobe. There is a welcoming living/dining area that flows seamlessly into a modern fitted kitchen comprising an electric hob and oven. The bathroom is fitted with a shower, basin and WC. There is an electric fireplace situated in the living/dining room and each of the rooms throughout the home are decorated in neutral tones, helping to provide a blank canvas for a new prospective owner.

### OUTSIDE & FACILITIES:

Bluestone Court boasts an excellent range of communal facilities, including a beautifully maintained communal garden which surrounds the home, convenient laundry facilities and guest suites available for visiting family and friends. A secure, gated car park is available on a first come, first serve basis, subject to prior arrangement with the development's management team. A permit can be applied for.

Additional benefits include an on-site manager who is available five days a week, providing day-to-day support and peace of mind for residents. Ideally located close to the centre of Street, the property is within easy reach of local shops, amenities, and public transport links.

### SERVICES:

The property is connected to mains drainage, water and electric supplies. It is heated via electric storage heaters located in each room. The property is currently banded B for council tax, within Somerset Council. Ofcom's service checker states that internal mobile coverage is likely with two major providers, whilst Superfast broadband is available in the area.

### AGENTS' NOTE:

Our vendor advises us that:

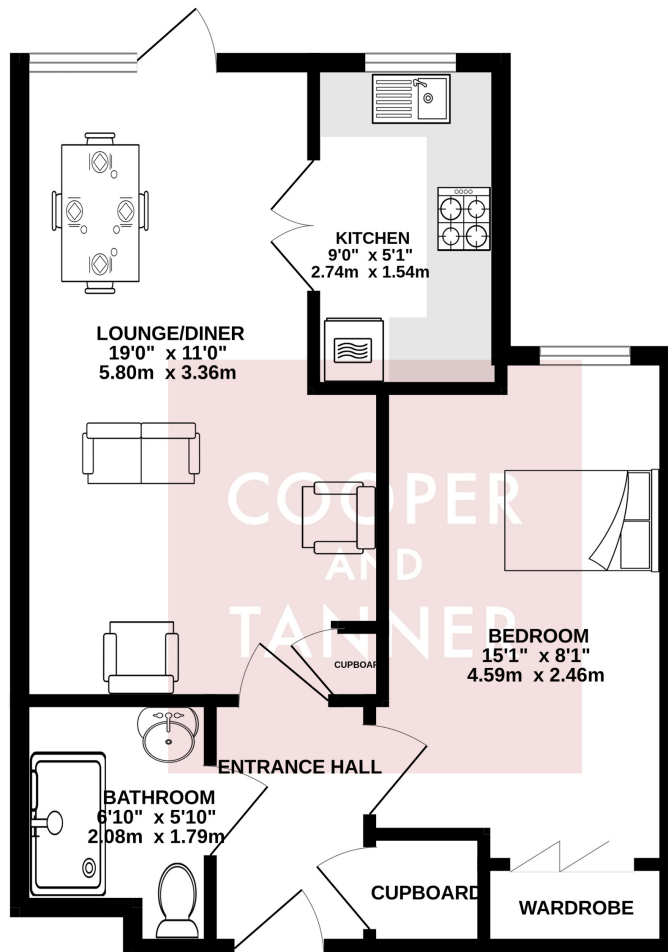
- \* The 125year lease commenced in 2006, end date of 01/04/2131.
- \* The current annual ground rent is £197.50, whilst the current annual service charge is £1,603.42.
- \* The ground rent review period is annual
- \* A single occupant must be 60+. Second occupant in a couple can be 55+
- \* Occupants must be able to live independently







GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



GROUND FLOOR FLAT

TOTAL FLOOR AREA : 474 sq.ft. (44.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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