

Oxendale

Street, BA16 0NF

COOPER
AND
TANNER



Asking Price Of £125,000 Leasehold

An exceptionally well presented and generously proportioned one bedroom apartment within this well regarded retirement complex, situated within beautiful communal gardens and just a short walk from the High Street.

Oxendale Street BA16 0NF

 1  1  1 EPC TBC

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ACCOMMODATION:

Situated on the second (top) floor, accessible by lift and/or staircase, the entrance door opens into a spacious and welcoming inner hallway featuring a useful fitted storage cupboard. At one end, a door opens to a generously proportioned sitting room/diner with ample space for loosely defined relaxing and entertaining/dining areas and a rear facing window that looks out over the attractive communal gardens. The well equipped kitchen is separated from the living space by glazed double doors, and includes a range of fitted wall and base level cabinetry, worktops and a drainer sink, as well as integral appliances such as a ceramic hob, eye level oven and fridge/freezer. The large double bedroom can comfortably accommodate an additional range of furniture, whilst enjoying a fitted wardrobe with folding mirrored doors and the superbly appointed shower room comprises a large double width shower cubicle, WC and wash basin over vanity unit, with a large walk-in cupboard providing further excellent storage solutions.

AGENT'S NOTE:

Our vendor advises us that:

- * The 125year lease commenced in 2006.
- * Current lease expires 01/04/2131
- * The current combined ground rent & service charge (including water rates) is £1998.42 per annum.
- * 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
- * Residents' only parking area, spaces are subject to availability via building management.

SERVICES:

Mains electric, water and drainage are connected, and electric

storage heaters are installed. The property is currently banded B for council tax within Somerset Council. The Ofcom website advises mobile coverage is available from four big providers, and Superfast Broadband is available in the area.

COMMUNAL FACILITIES:

Bluestone court benefits from beautifully tended and generous communal gardens wrapping around three sides of the building, offering residents the chance to socialise or find a quiet corner in which to relax. The resident's lounge also offers the opportunity to meet with other residents should you wish, with a kitchenette catering for small functions and socialising. Communal laundry and refuse facilities are located on the ground floor, and there is guest accommodation available at reasonable rates, for visiting family and friends.

LOCATION:

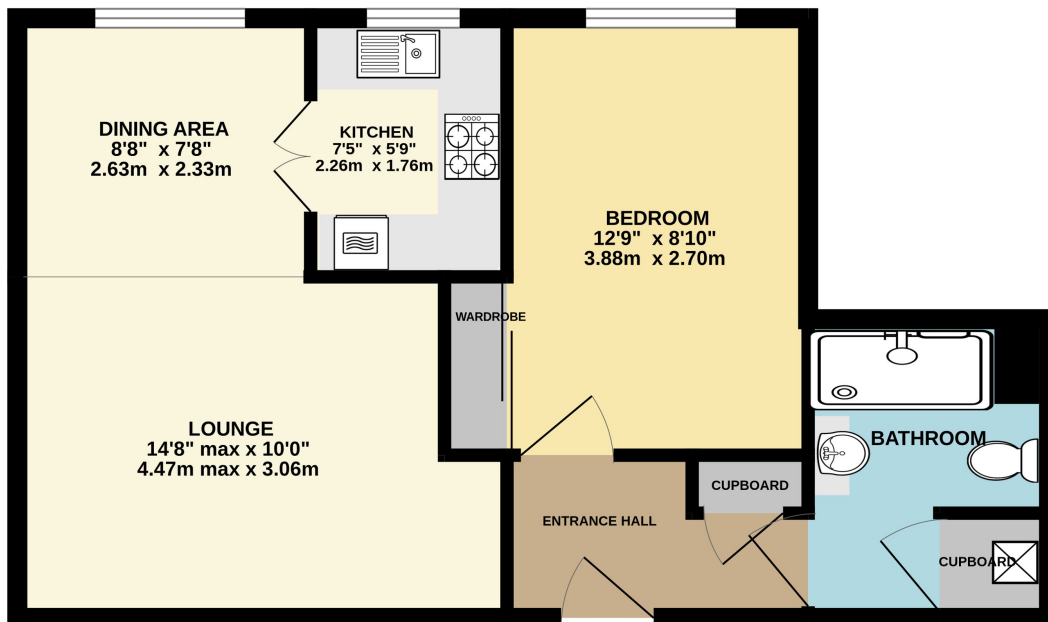
Located a short walk from the High Street whilst remaining tucked away within a gated development enjoying substantial landscaped gardens. Shoppers enjoy the added bonus of Clarks Village Factory Outlets close by and there is a wide choice of supermarkets and homewares stores within a short drive. Street is well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. The town enjoys a variety of pubs and restaurants to cater for most tastes, as well as picturesque walks nearby.

VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team. Please also use the council car park on Cranhill Road, if arriving by car.







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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STREET OFFICE

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AND
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