

24 Holmcroft Court,

Shepton Mallet, BA4 5FA

COOPER
AND
TANNER



£129,950 Leasehold

A rare opportunity to purchase a first floor apartment in this sought after modern McCarthy & Stone complex set in mature communal grounds. Conveniently located close to the local amenities, Collett Park and the town centre. Viewing recommended as offered with no onward chain.

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DESCRIPTION

Holmcroft Court is a modern retirement complex built by McCarthy & Stone in 2012 and offers secure living for the over 60's. Located on the first floor is the Resident's Laundry room as well as a light and airy craft / hobbies room an ideal meeting place.

This modern one bedroom first floor apartment is accessed by entering through the main entrance door which is controlled by security entry phone into the entrance hall. The spacious Resident's Lounge / Day room is on the left and the House Manager's office is on the right. Walk through into the hallway and turn left to the lift. Further along the corridor are stairs to the first and second floor.

On the first floor turn left where the door to the apartment is on the right.

You enter the apartment into the entrance hall which has a large walk-in airing cupboard with hot water tank and doors to principal rooms.

The sitting / dining is located to the front, with an ornamental fireplace with surround, mantel and hearth with an electric fire. A part glazed door leads into a well fitted kitchen comprising base, drawer and wall units incorporating a single drainer sink unit and work surfaces with ceramic hob, canopy, single oven and integrated fridge / freezer.

The wet room is fully tiled with low level wc, wash hand basin set on vanity unit and shower and screen. The double bedroom is a good size with mirror fronted wardrobes.

OUTSIDE

The apartments are in set in south facing landscaped grounds with seating areas for the enjoyment of the Residents and their guests. Resident's parking is available which would need to be arranged and payment made separately to McCarthy & Stone.

Visitors parking is available free of charge.

ADDITIONAL INFORMATION

Electric underfloor heating. Mains water, electricity and drainage are connected. The complex, has in total 42 one and two bedroom apartments with light and spacious communal areas. The Residents' facilities include a large lounge with dining tables and kitchen open at all times, laundry room with all facilities, hobby room with books & DVD's and a Guest Suite (available for visitors at a nominal charge). There is also a lift to all floors and a House Manager is on site during the week. Ground rent - £425.00 pa with viewing in January 2027; Lease – 125 years from January 2012; Services charges - £2,765.61 pa (up to financial year ending 31/3/2026).

LOCATION

The historic market town of Shepton Mallet offers a range of local amenities and shopping facilities and is within commuting distance of Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

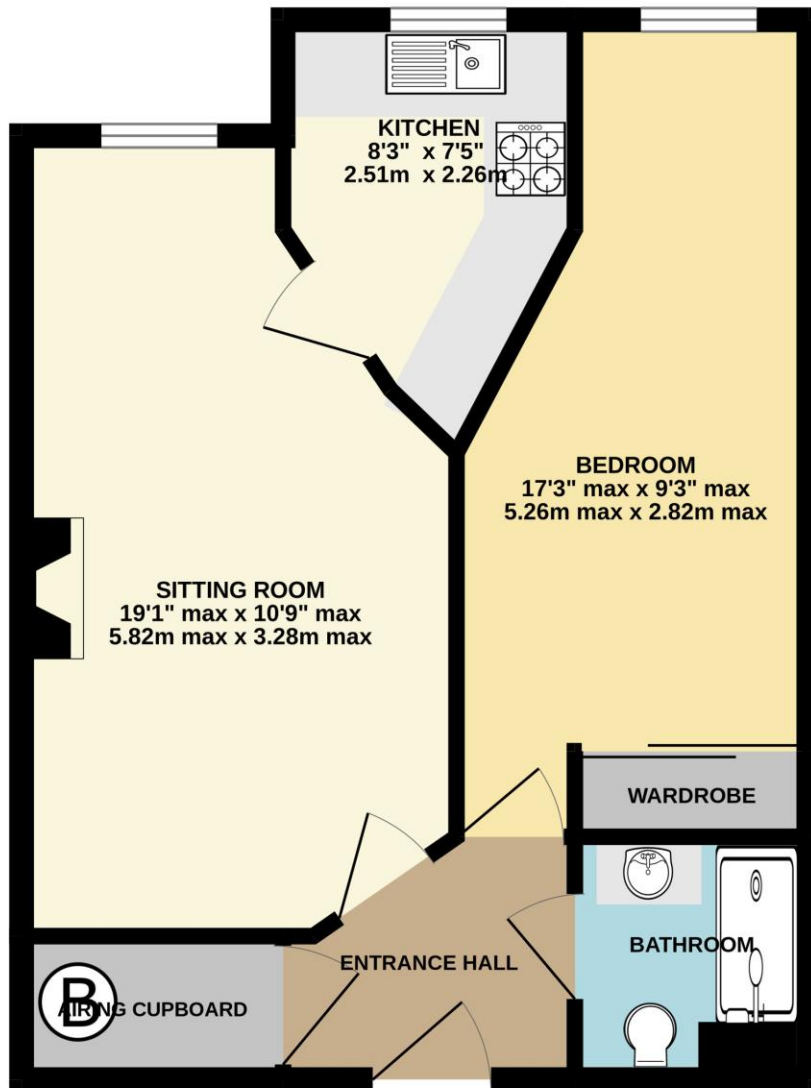
DIRECTIONS

From the Cooper and Tanner office, proceed along Paul Street, and on into Charlton Road. Continue past Whitstone School and the next main driveway leads into Holmcroft Court.





GROUND FLOOR



HOLMCROFT COURT

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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