

Bluestone Court

Oxendale, Street, BA16 0NF

COOPER
AND
TANNER



£80,000 Leasehold

A well-presented first floor retirement apartment enjoying a pleasant aspect over the communal gardens, taking in plenty of sunlight. Offered with no onward chain.

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 1  1  1 EPC B

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DESCRIPTION:

The apartment is accessed via a lift serving all floors, or stairwell. The property itself features a reception hall with a coat cupboard. To the right is the well-appointed bathroom featuring flush WC, wash basin upon vanity unit and bath with grab rails and modern mixer shower over. There is a large airing cupboard also with hot water tank and shelving. The light and airy double bedroom has plenty of space for a range of additional furniture, although does feature a double width fitted wardrobe with folding mirrored doors and shelving and hanging space within. The main living area is generously proportioned in comparison to many of the alternative one-bedroom properties within the development, and as such provides plenty of space for loosely defined living and dining areas and a comprehensive range of furniture. A focal point is provided by the attractive fireplace comprising of inset coal-effect electric fire, stone effect hearth and surround. The dining area at the rear of the room enjoys a pleasant aspect across the communal gardens. Completing the accommodation, glazed double doors open from the dining area into the fully appointed kitchen which includes a range of matching wall and base units with roll edge work surfaces, and tiled splash backs. The stainless-steel drainer sink with mixer tap is positioned in front of the rear facing window which also enjoys views over the communal gardens. Integrated appliances include a four-ring ceramic hob with cooker hood over, separate eye level oven, half height fridge and separate freezer.

COMMUNAL AREAS:

Bluestone Court is highly regarded for its fabulous setting within beautifully landscaped and generous communal gardens, for all residents to enjoy. Internal conveniences include a large residents' lounge and kitchenette, a full range of laundry facilities and en-suite guest rooms available at reasonable rates for visiting family and friends. The residents' car park is security gated and run on a first come first serve basis, upon prior arrangement with management.

There is a monitored alarm system and an on-site manager five days a week.

AGENTS NOTE:

Our vendor advises us that:

* The 125year lease commenced in 2006.

* The annual ground rent is £395.

* Thee service charge for September 2020 - February 2021 was £1106.18.

* The residents' of Bluestone Court have now taken over their own affairs with a Right to Manage Company.

SERVICES:

Mains electric, water and drainage are connected, and electric storage heaters are installed.

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 choice of five supermarkets 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 has a variety of pubs and restaurants.

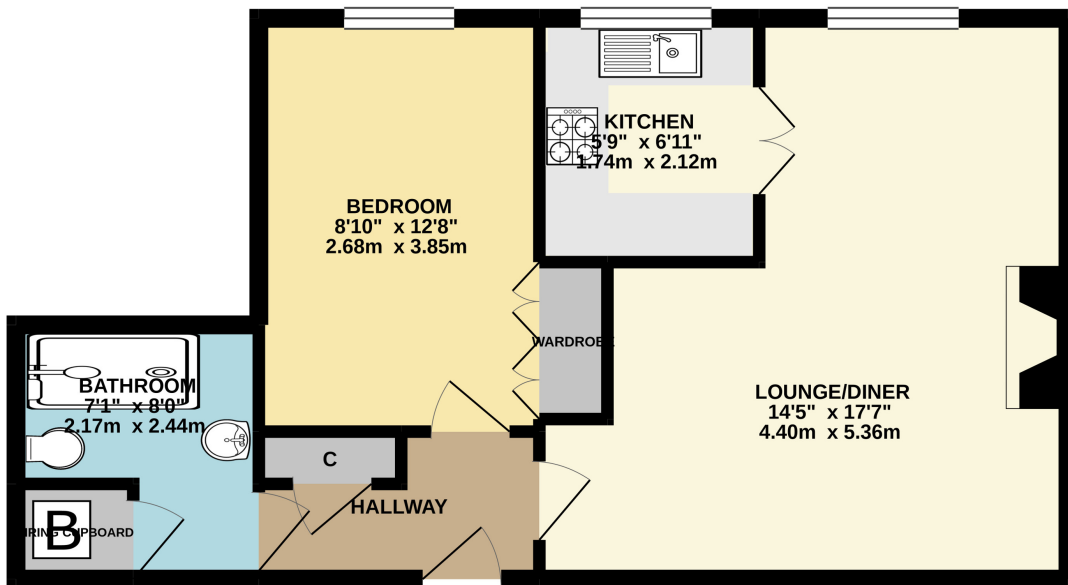
VIEWING ARRANGEMENTS:

Strictly via Cooper and Tanner on 01458 840416. If arriving early, please wait to be greeted by a member of our team.





FIRST FLOOR



TOTAL FLOOR AREA : 499 sq.ft. (46.4 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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STREET OFFICE

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