

1 Stone Mill Court

Park Terrace, Minehead, Somerset, TA24 5NE



**PRICE: Offers in Excess of
£80,000**

Lease: 125 Years from 1995

Property Description:

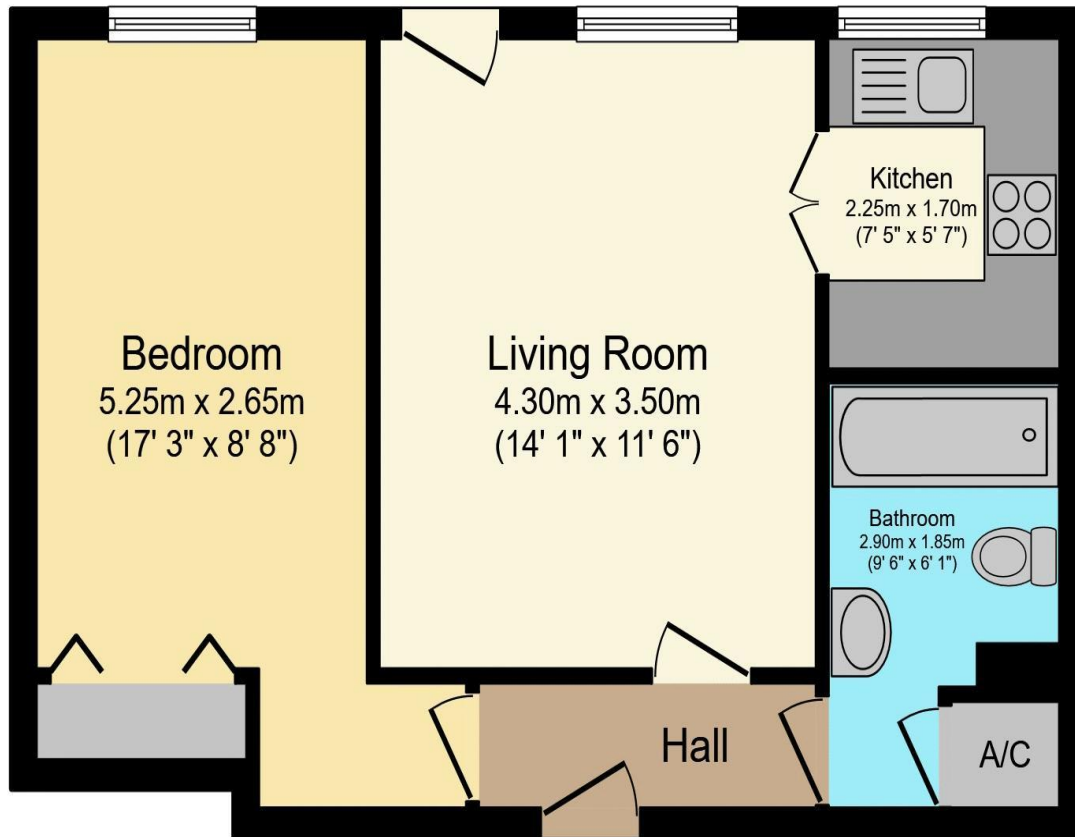
A GROUND FLOOR ONE BEDROOM RETIREMENT APARTMENT WITH PATIO DOOR ACCESS

Stone Mill Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 14 properties arranged over 3 floors each served by a lift. For periods when the Visiting Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our property consultant if you require any information regarding Event Fees that may apply to this property.

- Communal Laundry
- 24 hour Emergency Appello call system
- Communal residents car park
- Camera Entry system
- Minimum Age 60
- Visiting Development Manager from nearby Fulford Court
- Lift to all floors
- Use of Guest Suite at nearby Fulford Court
- Lease: 125 Years from 1995



**For more details or to make an appointment to view, please contact
Rachel Hazell**



Total floor area 42.5 sq.m. (457 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

For Financial Year Ending:

31/08/2024

Annual Ground Rent:

£519.20

Ground Rent Period Review:

2039

Annual Service Charge:

£3,630.30

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.