

**27 Longleat Court**

**Park Road, Frome, Somerset, BA11 1ED**



**PRICE: £135,000**

**Lease: 125 years from 2000**

**Property Description:**

A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT Longleat Court situated in the market town of Frome was constructed by McCarthy & Stone (Developments) Ltd. The development comprises 47 properties arranged over 4 floors served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the 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 60 years of age and in the event of a couple one must be over 60 and the other over 55. Please speak to our Property consultant if you require information regarding Event Fee that may apply to this property.

24 hour Emergency Appello call system  
Development Manager  
Communal Laundry  
Residents Lounge  
Guest Suite

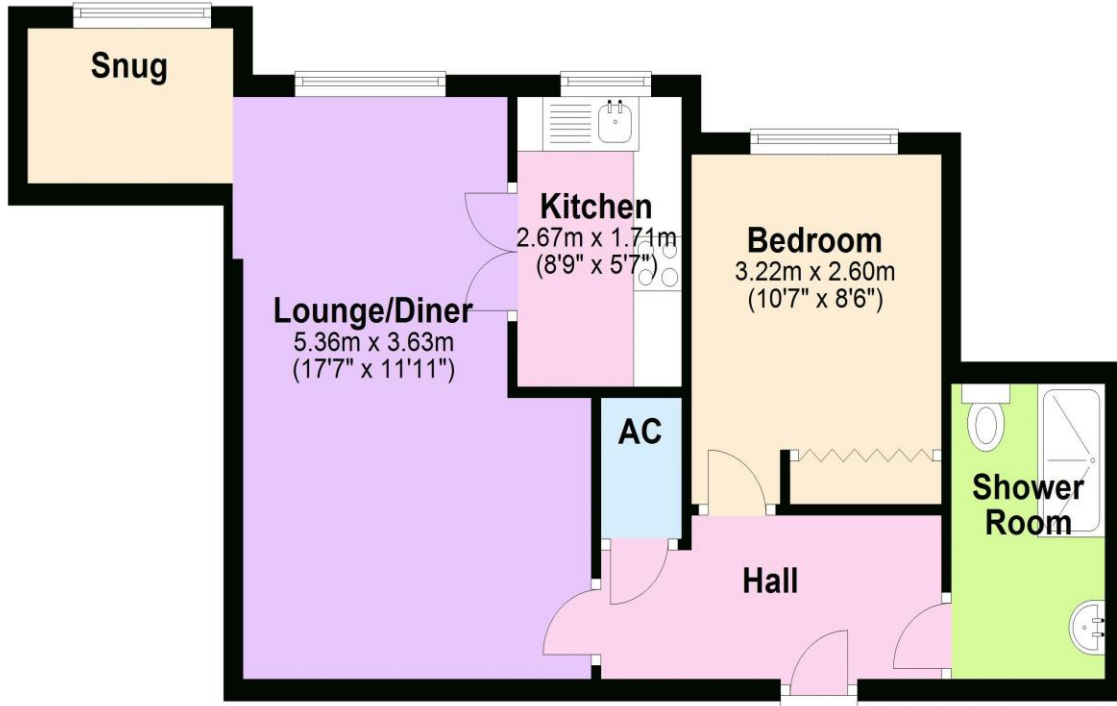
Lift  
Minimum Age 60  
Video door entry system (linked to owners TV)  
Lease: 125 years from 2000



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

**Flat**

Approx. 45.3 sq. metres (487.3 sq. feet)



Total area: approx. 45.3 sq. metres (487.3 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	85	86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/2023**

**Annual Ground Rent:**

**£330.00**

**Ground Rent Period Review:**

**2023**

**Annual Service Charge:**

**£2697.00**

**Council Tax Band:**

**A**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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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.